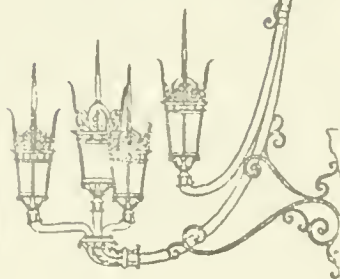


BOSTON
PUBLIC
LIBRARY



GOVDOC

BRA

1898

Development Proposal
Parcel R11 - Phase 2

JUN 30 12 33 PM '87

BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE

BIND NO GLASS

BOSTON PUBLIC LIBRARY



Old Boston Restorations

TABLE OF CONTENTS

- A: LETTER OF INTEREST, FACT SHEET, RESUMES, PREVIOUS
ARCHITECTURAL INVOLVEMENT, AND PHOTOS
- B: PROJECT DESCRIPTION
- C: DEVELOPMENT & OPERATING PRO FORMAS
- D: PROPOSED MARKETING PROGRAM AND SAMPLE MARKETING BOOKLET
- E: ESTIMATE OF CONSTRUCTION JOBS
- F: LETTERS OF INTEREST FROM FINANCIAL INSTITUTIONS
AND COMMUNITY SUPPORT
- G: REDEVELOPER'S STATEMENTS
- H: SITE PLANS
- I: ELEVATIONS
- J: ADDITIONAL PLANS
- K: MATERIALS DESCRIPTION
- L: PARKING MANAGEMENT & ACCESS PLANS

A. LETTER OF INTEREST, FACT SHEET, RESUMES, PREVIOUS
ARCHITECTURAL INVOLVEMENT, AND PHOTOS

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

June 24, 1987

Stephen Coyle, Director
Boston Redevelopment Authority
1 City Hall Plaza
Boston, Mass. 02201

Dear Mr. Coyle,

Old Boston Restorations is pleased to submit a proposal for the development of parcel R11C. As a point of historical interest, as you may well remember, the original parcel R11 was advertised as a whole, later being divided into R11A, R11B, and R11C, with Old Boston Restorations given full ownership of R11A, a qualified ownership of R11B, and leasing rights to R11C. At the time of final designation, it was determined that no tentative designation for Phase II would be given without a firm commitment for the financing of Phase II. In addition, we were told by your Board to finish the Warehouse and based on our performance, the Agency would respond favorably to a proposal for Phase II. By all objective standards we have successfully completed the renovation and rent up of the Warehouse, fulfilling all our obligations to the Agency.

Old Boston Restorations is a company specializing in the rehabilitation of nineteenth century buildings, and the management of its rental inventory. Both of its principals, David C. Parker and Karen F. Parker, as well as Job Architect, Herb Zeller, have lived with their families on West Concord Street for over 17 years. All three have participated in the civic affairs of the area and have been

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

involved in most of the issues and controversies occurring in the South End during this period.

David C. Parker attended Cornell University and received a BA from the State University of New York. This was followed by teaching positions in Germany and the United States, and graduate work at the University of Rochester. In addition, Mr. Parker also holds a building license with both the City of Boston and the State of Massachusetts. He has completed many nineteenth century rehabilitations, one of the most recent a 26 unit rehabilitation on East Concord Street. From the beginning Mr. Parker has demonstrated an interest in preserving the architectural heritage of the area as attested by the numerous Globe articles on the many aspects of row house rehabilitation. During this period Mr. Parker established the company Old Boston Restorations, and managed the rental inventory of the company.

Karen F. Parker, BA from SUNY at Cortland, studied at the University of Salamanca, Spain, and is fluent in Spanish. From 1968 to 1973 she taught Spanish in the Hingham Public Schools. Ms. Parker is the co-manager of the rental units renovated by Old Boston Restorations. She received a Certificate of Computer Programming from Northeastern University, and held a position as Senior Programmer/Analyst for the Department of Revenue until 1987, at which time she rejoined Old Boston Restorations.

Herb Zeller, the Job Architect, has his full resume

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

included in the end of this chapter. Suffice it to say he is preeminently qualified to design this project given his understanding of modern building systems. This, combined with a sensitivity to the historical themes of the area, guarantees a block of buildings which are fully compatible with existing abutting facades, yet deliver maximum housing accommodations for each dollar expended. It is the intent of this company, as well as its architect, to build row houses that are architecturally consistent with many of the existing blocks in the South End, in mass, scale, and material details.

Sarkis Zerounian is a registered architect with an extensive knowledge of foundation systems and structural steel applications. He successfully served as Engineer for the Phase I renovation of the Warehouse at 34 East Concord Street, and has established good working relations with both Mr. Zeller, the architect, and with Mr. Parker, the redeveloper and contractor.

Margie Munkittrick is presently Office Manager for Old Boston Restorations. She is completing a degree in Architecture from the Boston Architectural Center. Ms. Munkittrick oversees the proper execution of the construction budget and is responsible for analyzing all tenant complaints and directing the repairs to the appropriate staff personnel. Her drafting and architectural skills further enhance this position.

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

John J. Parker is a recent graduate of Syracuse University with a degree in Accounting and a minor in Psychology. He has completed one year intensive training with Old Boston Restorations in the rehabilitation of older buildings. In addition he is responsible for the computation of construction and repair budgets, and for the computerization of this data.

Old Boston Restorations proposes to build 55 units of residential housing, comprising 50 two bedroom units and 5 one bedroom units of approximately 945 GSF per unit. This project would include parking underneath for about 38 cars.

The outstanding strengths of the proposal are as follows:

- A) We propose to build 55 units of housing, not 16 as is recommended for R11C.
- B) Our proposal will deliver the full social agenda for Parcel R11C. In fact we will build more affordable units than was recommended (recommended number of affordable units is two-thirds of sixteen, which is ten units). We propose to build twelve affordable units. In addition we will produce 39 units of housing not originally planned, thus adding to Boston's total inventory. While these units do not qualify as affordable by SENHI standards, they are moderately priced by Boston standards. It is fair to say that the vast majority of our buyers will be renters, therefore, we will be effectively freeing up 55 units of rental housing presently

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

occupied by our future buyers.

C) We do not need GAF financing, therefore saving precious dollars for other projects which do need them. Because we are offering the Agency \$2,000 per unit for the land, and because we are taking a 17% profit margin to subsidize the 12 below market level units, our proposal does not need the massive layering of government programs. The only program necessary would be the HOP program which provides financing at 5.5% to first time homebuyers.

D) All subsidized units will have the necessary deed restrictions the Agency requires to guarantee their continued affordability.

E) We have not teamed up with various "paper" entities, because parcel R11C is a small parcel and because it is our understanding that projects this size were exempted from this requirement. In addition such participation would jeopardize this already tightly budgeted proposal.

F) Finally, it is imperative to this proposal, that the BRA support a parking variance for 30 to 34 East Concord Street. Without this variance housing cannot be build on parcel R11B. Without housing on R11B there is no profit to leverage bank financing to pay for the subsidized units on R11C.

In summation, the development principals of Old Boston Restoration including the architect, are all long time community members who have participated in the tumultuous

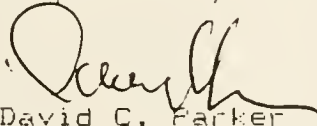
Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

rebirth of the South End over most of the past two decades. Old Boston Restorations has the expertise, the financial resources, and the community support, to successfully and quickly build 55 units of new housing. This is contingent on receiving the Agency's support to build market level housing on Parcel B, as well as their support in obtaining a parking variance at 30-34 East Concord Street, and an open space variance for the project itself.

If you or your staff have any further questions, please feel free to call us at 267-4075.

Respectfully submitted,



David C. Parker

PARCEL R11C WEST SHEET

17-Jun-87

TOTAL UNITS	55
MARKET	43
MODERATE	6
LOW	6

GROSS SQUARE FOOTAGE	
BUILDING	52,000
PARKING	11,000
TOTAL GSF	63,000

TOTAL HARD COSTS	
BUILDING (\$85/GSF)	\$4,420,000
PARKING (\$50/GSF)	\$550,000
CONTINGENCY (5% HARD COSTS)	\$248,500
TOTAL HARD	\$5,218,500

LAND COSTS (\$2,000/UNIT)	\$110,000
---------------------------	-----------

SOFT COSTS	\$1,109,702
------------	-------------

SALES PERIOD COSTS	\$425,085
--------------------	-----------

TOTAL DEVELOPMENT COST	\$6,863,287	TDC (w/o parking)	\$6,134,513
------------------------	-------------	-------------------	-------------

NET SQUARE FOOTAGE	
BUILDING 87.5% EFFICIENCY	45,500

COST PER NSF (inc. parking)	\$151
-----------------------------	-------

COSTS PER UNIT (inc. parking)	
1 BEDROOM 700 NSF	\$105,700
2 BEDROOMS 840 NSF	\$126,840

COST PER NSF (w/o parking)	\$135
----------------------------	-------

COST PER UNIT (w/o parking)	
1 BEDROOM 700 NSF	\$94,500
2 BEDROOM 840 NSF	\$113,400

SALES	
MARKET (\$180 NSF)	
1 BEDROOM	\$126,000
2 BEDROOM	\$151,200
MODERATE (\$110/NSF)	
2 BEDROOM	\$92,809
LOW (\$78/NSF)	
2 BEDROOM	\$65,649

A: RESUMES

LIST OF CURRENT PROJECTS

Sarkis Zerounian & Associates has provided structural consulting services for the following clients:

The Architects Collaborative, Cambridge, Mass.

Armenian Cultural Center, Cambridge, Mass. A five story multipurpose building complex including a chapel, lecture hall, rectory, museum and library. Steel frame building involving underpinning of existing foundations.

Sasaki Associates, Inc. Watertown, Mass.

1. Westford Corporate Center, Westford, Mass. Twin office buildings, 80,000 S.F. each. Steel frame with masonry facade.

2. Waterbridge, Watertown, Mass. 75 unit luxury condominium project for Antaramian Construction. 7 story frame with parking under the building, enclosed swimming pool. Facade is brick with intricate set backs and enclosed balconies.

August Associates, Boston, Mass.

1. Trafalgar Office Park, Nashua, New Hampshire. Twin office building project, 33,000 S.F. each. Developer Benchmark Construction Company.

2. Corporate Place, Nashua, New Hampshire. Four story steel frame building, new headquarters for Chestnut Hill Construction Company.

3. Epsilon Data Management, Inc. Burlington, Mass. Renovation and major alterations of existing industrial building.

Huygens and Demilla, Inc. Boston, Mass.

1. 400 Centre Street, Newton Corner, Mass. Multi-use project approx. 90,000 S.F. including Office, Retail, Underground Parking Facility, Plaza Deck with large planters and Luxury Condominiums.

Allen Chapman Associates, Weston, Mass.

1. New Seabury, Cape Cod. Corporate Office Building. Three story wood frame and steel building. Also the warehouse building for the New Seabury Company.

2. Several wood frame residential housing projects.

Cambridge Seven Associates, Inc. Cambridge, Mass.

1. Computer Link, Winchester, Mass. Renovations and modification of existing industrial building to be used as a high-tech facility.

Allen Chapman Associates, Weston, Mass.

1. New Seabury, Cape Cod. Corporate Office Building. Three story wood frame and steel building. Also the warehouse building for the New Seabury Company.

2. Several wood frame residential housing projects.

Cambridge Seven Associates, Inc. Cambridge, Mass.

1. Computer Link, Winchester, Mass. Renovations and modification of existing industrial building to be used as a high-tech facility.

Swain Associates, Inc. Cambridge, Mass.

1. Bayfarm, Duxbury, Mass. Luxury condominium project, 23 units with several clusters. Wood frame construction.

2. Riverbend Office Park, Watertown, Mass. Retrofit of 190,000 S.F. existing historic masonry buildings and addition of a large atrium with glass elevator.

3. Several unusual residential housing projects.

Smits/Vitols Design Group, Inc. Boston, Mass.

1. Gardenclose, Wellesley, Mass. Major modifications and retrofit of existing structure involving several school buildings converted to luxury condominiums. Hanlan Group developers.

Beacon Architectural Associates, Boston, Mass.

1. Willows Racquetball Club, North Andover, Mass. Masonry and precast concrete structure with roof framing designed for heliport landing.

Steffian Bradley Associates, Inc. Boston, Mass.

1. White Hall Renovations, Northeastern University, Boston, Mass. Renovations with major modifications of existing load bearing walls in a large five story building for student housing.

KAREN F. PARKER
136 W. Concord Street
Boston, Massachusetts 02118
617/437-1572

Programming
Experience:
March 1984
to
April 1987

INFORMATION SYSTEMS ORGANIZATION
PROGRAMMER DEVELOPED SYSTEMS
DEPARTMENT OF REVENUE, BOSTON, MASS.

Senior Programmer/Analyst for Trustee/Corporation Taxes - -
Daily responsibilities include maintaining and improving the current
Trustee and Corporation Tax Systems; analyzing and creating new
systems for Trustee and Corporations, ie. Trial Balance System,
UT53, Inventory Control System, Central Registration, and Public
Disclosure; interfacing with user bureaus and various consulting
firms to define their processing needs; preparing written documentation
of data needs; determining the cause of system and/or program
failures; and assigning, coordinating, scheduling, and supervising
the work of programmers involved in the creation of the new systems
and in their maintenance of current system programs.

Business
Experience:
June 1970
to
March 1984

N. H. WOODS LTD., Boston, Massachusetts
OLD BOSTON RESTORATIONS, Boston, Massachusetts
PARKER PROPERTIES, Boston, Massachusetts
SOUTH END PRESCHOOL, Boston, Massachusetts
Managed bookkeeping accounts for several small companies.
Prepared financial and tax statements. Managed multiple apartment
buildings.

Educational
Experience:
September 1968
to
June 1981

HINGHAM PUBLIC SCHOOLS, Hingham, Massachusetts
BROOKLINE AFTER SCHOOL PROGRAM, Brookline, Massachusetts
Taught Spanish in the Elementary Schools. Developed and wrote a
curriculum for teaching Spanish in the Elementary Schools.

Education:
1985

NORTHEASTERN UNIVERSITY, Boston, Massachusetts
Certificate of Computer Programming

1964
to
1968

STATE UNIVERSITY OF NEW YORK, Cortland, New York
Bachelor of Arts in Early Secondary Education, English
Honors include Dean's List, Kappa Delta Pi Honor Society,
Board of Governor's Gold Key, Who's Who in American Colleges and
Universities.

Additional
Studies:

EAST CAROLINA UNIVERSITY, Greenville, North Carolina
HARVARD EXTENSION SCHOOL, Cambridge, Massachusetts
UNIVERSITY OF SALAMANCA, Salamanca, Spain
DPS PROGRAMMING, Sperry, Wellesley
RDMS, Codd and Date, Washington D.C.
RBASE, DOR, Boston
MAPPER, DOR, Boston

JOHN J. PARKER
136 W. Concord Street
Boston, Massachusetts 02118 (617) 437-1572

1725 Buffalo Street
Endicott, New York 13760 (607) 785-6624

EMPLOYMENT OBJECTIVE: Seeking pre-managerial opportunity for small business.
Interested in helping people.

EDUCATION: Syracuse University
School of Management
B.A., Managerial Accounting
May, 1986

EMPLOYMENT: 1982-1984 Summer Employment
I.P.M., Endicott, New York - Coordinated service data.
Vesta 1 Hills Cemetery, Vestal, New York - Grounds
maintenance.
John Kaspryk, Johnson City, New York - Roofing,
carpentry, painting, etc.
Town of Union Parks Department, Endicott, New York -
Maintenance, Lawn work, Directing children.

1972-1980
Paper carrier for Binghamton Press, Binghamton, New York,
Last two years in charge of distribution of papers
to 12 carriers.

SPECIAL INTERESTS AND SKILLS: Statistical abilities.
Psychological aptitude.
Work well with people.
Knowledge I.B.M.-P.C.
Typing
Golfing, skiing.

REFERENCES: Available on request.

HERBERT GERALD ZELLER

ARCHITECT

138 WEST CONCORD STREET

BOSTON, MASSACHUSETTS 02118

TELEPHONE (617) 266-4301

EDUCATION

1966-1967: Massachusetts Institute of Technology
Cambridge, MA; Master of Architecture. Area of study:
Urban Design. Awarded Avalon Scholarship.

1961-1966: University of Illinois, Urbana, Illinois;
Bachelor of Architecture, Magna Cum Laude, University Honors
Awarded Earl Prizes in Architecture and Theory; James M.
White Award; American Collegiate School of Architecture
Travelling Fellowship. Member Sigma Tau, Tau Beta Pi and
Gargoyle Society Honorary Societies.

1960-1961: Marquette University, Milwaukee, WI.

COMMUNITY ORGANIZATIONS

Mr. Zeller has been a South End resident for seventeen years. During this period he has been actively involved in several community and neighborhood organizations. He has been particularly active in architectural preservation work throughout his architectural practice and with community and citywide preservation groups. As Director of Preservation Activities for the South End Historical Society, he initiated the annual SEHS sponsored clean up of Historic South End Burying Ground which adjoins the project site. The following is a list of affiliations:

City Conservation League, Member
Boston Preservation Alliance, Member
South End Project Area Committee, District Representative,
Member Housing Study Committee
West Concord Street Homeowners Association, Member

PROFESSIONAL REGISTRATION

Registered Architect: Massachusetts, Connecticut, New
Hampshire, Vermont, Maine, New York, Virginia,
Minnesota

NCARB Certificate

PROFESSIONAL EXPERIENCE

With over twenty-one years of professional practice, Mr. Zeller has broad experience in the preparation of planning studies, design reports and facilities programming. During

administration. He has also conducted energy audits and value engineering studies. This experience has been gained individually and with major firms in the Boston area as follows:

Private Architectural Practice, 1967 to present
Architectural Group Manager - Camp Dresser and
McKee, Inc. 1977 to present
Principal - Hoskins Scott Taylor and Partners, Inc.
1977 - 1979
Architect - The Architects Collaborative
1967 - 1977

PROJECT EXPERIENCE

Projects for which Mr. Zeller has been responsible include new construction, building additions and rehabilitation, interior renovation, historical preservation and solar energy features. These projects include a 40 story high rise office building, recreational and medical facilities for universities, office and research space, religious buildings, water and wastewater treatment facilities, vehicle maintenance buildings, and residential projects.

Specific project experience related to this development proposal include the following:

Payson Park Gatehouse Rehabilitation, Cambridge, Mass. Work on this 1896 building involved the restorations of delaminated brick masonry walls, reconstruction of the conical roof, which had been removed, and replacement of windows and doors.

Remodeling of the Henkel Building, Keene, NH. An abandoned manufacturing building of mill construction was rehabilitated for classrooms and office spaces for the local branch of Antioch College. Work included refoofing, new windows and doors, elevator and stairs, and interior work.

Residential Rehabilitation, South End, Boston, Mass. Architectural services for remodeling and rehabilitation of many South End townhouses have been completed. These projects include buildings severely fire damaged and in advanced state of deterioration. Multi-family buildings ranging from 3 - 8 units have been completed as well as many specialty remodeling projects for individual homeowners. Mr. Zeller was Chief Architect for the renovation of 30 - 34 East Concord Street into 26 residential units. Seventy-one new residential units have been produced. The quality and historic sensitivity of his work has been recognized by local publications included in this proposal.

He is presently the architect for a project in

HERBERT GERALD ZELLEP

ARCHITECT

138 WEST CONCORD STREET

BOSTON, MASSACHUSETTS 02118

TELEPHONE (617) 266-4301

Haverhill, known as the Jacques - Filling plant, a 46 unit residential condominium project in the Historical Shoe Manufacturing District. The project involves the conversion of two existing historic shoe manufacturing buildings.

Individual client references will be provided on request.

A: PREVIOUS ARCHITECTURAL INVOLVEMENT

In the South End

He makes rooming house a home for people, furniture

By Peter C. Hutton, Globe Staff

Buying town houses in the South End and other "borderline" areas of the city has become popular in recent years.

Young people have been making purchases and converted them into the homes they used to be at the turn of the century. It's no longer terribly inexpensive, but it uplifts the area.

One problem remains, sometimes. So you buy a town house and fix it up. But what do you do about the house next door, that remains in horrible condition, either abandoned or terribly run down, probably used as a "flopp" rooming house?

You buy it, and fix it up.

David Parker, a carpenter who is also an old furniture addict, has done just that.

He has restored his town house on West Concord street, and filled it with antiques. The old pine floors gleam with several coats of urethane varnish, after being sanded and the cracks filled.

The place is full of Victoriana and Parker's own collection of Morris chairs. And when it comes to fixtures and other built-in items that have gone the way of old plaster and metal, he digs around town and finds replacements. Or has them reproduced.

Parker has the next door problem, though. The house next door was a rooming house, in terrible shape, with bugs and rodents that seemed to be tenants along with human ones.

So he bought it.

But instead of converting it to apartments, he kept it as a rooming house.

This means several things. Thirty-five percent of the tenants chose to remain in the "new" rooming house, with the cooperative effort of a community group to preserve large, individual rooms.

One woman means the bathroom, one man means the hall (all four floors) and another cleans doors, windows and the front steps.

It also means that the rooming house is racially mixed, thus not forcing out whites and blacks who otherwise might have been displaced by one family moving in.

It also means that the rooms must be furnished. And this gives Parker a chance to use the house as a

"storage house" for his collection of interesting old furniture.

It means, finally, that tenants have a sense of pride as well as comfort in living in large, airy and private rooms.

Parker says that with such a house you have four options: sell it; rehabilitate and convert to apartments; keep it as a rooming house, with rooms that go for \$80 to \$100 a month, not bad for town living; or sell it to someone as a town house because no extra bathrooms are added. This means that a new buyer won't have to rip all kinds of things out in order to live in it.

Parker's only concession to "improvement" is that he reduced the tenancy from about 13 to about 9. But those tenants now have axable rooms to live in, each with a kitchenette. The only rooming house atmosphere left is the fact that the bathrooms are shared.

Taking beat-up rooms that have been neglected for years and years is no easy task for Parker, who takes part of the year off as a carpenter to do his own thing in his house.

Paint on the walls is always light and bright. The floors, while old wide pine, would be a little much to sand and varnish, so he painted them. But before that, he replaced rotted boards with other old boards.

"This way," he explains, "anyone in the future who wants to sand and restore the floors will find replacement boards the same mellow shade as the originals."

Take the front room on the first floor, for instance.

It is 12 feet wide and 26 feet long, big enough for a pleasant kitchenette, plus a big easy chair (it's 65 years old) by the hearth, and a giant mahogany bed worthy of the one in the White House that Abe Lincoln slept in.

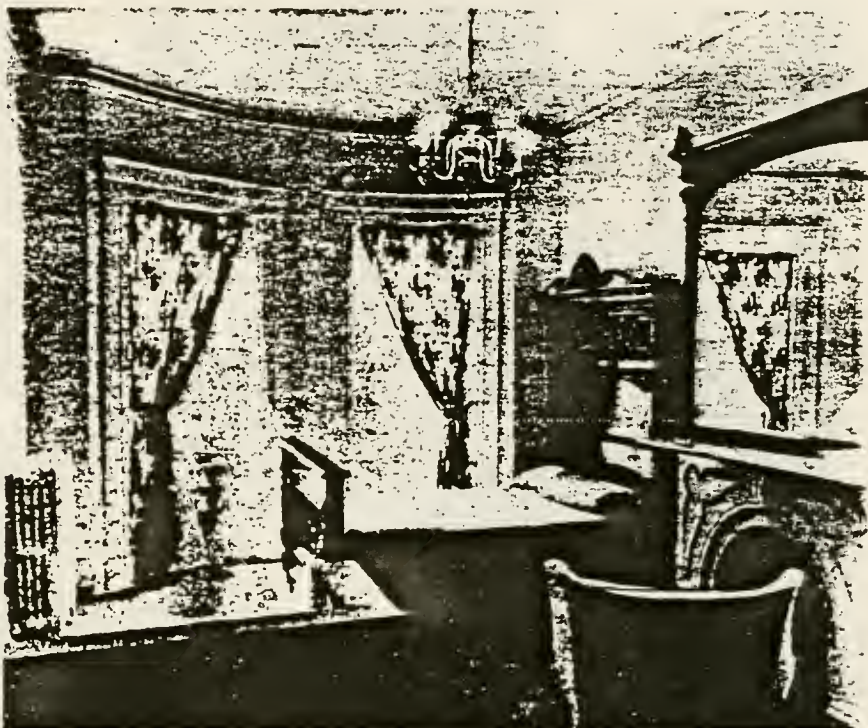
It's 100 years old, and Parker picked it up in the South End. It came from North Carolina 65 years ago.

It came with a matching chest, and the two fine old carved pieces match the huge carved mantel mirror.

Another room has a big mahogany table with matching chairs, and an old fashioned but interesting iron bed, freshly painted.

And other rooms have some of Parker's Morris chair collection.

The only thing left is the original



ANCIENT BED, with matching chest, right, and similar mahogany mantel mirror make this rooming house room a home in the South End. Kitchenette is behind low wall in left foreground.

front room, by the way, is a Victorian plant stand.

The front windows are huge, and curved, and Mrs. Parker made drapes for them.

Parker does much of the work himself, and can lay claim to being a city man with suburban do-it-yourself talents.

One of Parker's favorite cleaning materials is TSP (trisodium phosphate), which takes care of a multitude of dirt.

One marble mantel hadn't been cleaned for umpteen years, Parker noted. But with TSP and scouring powder and plenty of rubbing, he restored it to its pristine condition.

Renovating, fixing up, and what you will, never comes cheaply. Parker noted that one painter wanted \$1200 to paint the hallway of four floors. And that didn't include ripping off the old wallpaper.

So instead Parker paid the air fare for his brother to come from California. And in 10 days they did the job together. The round trip air fare and 10 days "keep" was a lot less than \$1200, Parker noted.

David Parker may have started a new trend in the city: do it yourself and furniture collecting.

And he's made a very pleasant home for singles—people in the city who might have a hard time finding a furnished place to live.

'You've got to get in there and work'

Young renaissance in the South End

By Peter C. Horton
Globe Staff

What the South End



Mercury glass door-knobs are original in much of the Parkers' South End home. Keyhole, with cover of zinc-plated brass.

needs is people who will buy the old town houses and go to and fix them up.

Not just have them fixed up, but do it themselves. Go into the plaster, dust and dirt and sawdust right up to their bellies.

This is the blunt and salty opinion of David Parker, a young man who, with his wife, Karen, has done just that.

He has put his money where his mouth is, and has come up with a town house on West Concord street that he has returned, if not restored, to the glories of the post-Civil War period of the South End.

Another requirement in Parker's formula is owner occupation. And it seems that more and more people are doing this, or at least moving into town houses that just 10 years ago were sold, it seems, only to slumlords.

All that is being changed, now, and David and Karen Parker are part of

the reason. They're young, they like the city and they're willing to work hard and put up with some inconvenience to fulfill their dreams.

They started with a pretty solid house, a five-story, brick building that was run down but not too deteriorated. And it had a lot of the original woodwork and hardware.

The house is 18 feet wide and 38 feet long. And with five floors, that's a lot of space. But before they could do much they had to rip out the dozens of partitions that had gone up over the years, turning the house into a rooming house, jammed with tiny rooms and tiny apartments.

Truckload after truckload of debris was removed. Then David discovered a stream running under the house. So on the first floor (basement) which is actually very close to ground level, he dug up the dirt and brought in 12 cubic yards of peastone (gravel) for proper drainage, and 18

cubic yards of concrete, which he laid in some places two feet thick, and reinforced it all with steel rods.

That floor is not going anywhere, he says, triumphantly.

The ceiling beams sagged 4 1/2 inches, so with lolly columns (steel posts that have a screw adjustment on the top) he jacked them up so they sagged only two inches.

"I can live with a two-inch sag," he says.

The lolly columns will be replaced by brick piers and hampage doors. The doors are a story all by themselves. They're huge, about seven feet high and four feet wide, two inches thick, with oak veneer on one side and mahogany veneer on the other.

And they're paneled, of course. They will be used to partition off the furnace room, which is on this basic first floor, separating the kitchen-dining room at the back and the master bedroom at the front.

The big doors were scrounged from a house being torn down "somewhere in Boston." But they were scrounged with the wreckers' approval.

In fact, a lot of things in the house were obtained this way. And the furniture, mostly mid-19th Century antiques, were obtained in auctions and by alert scrounging.

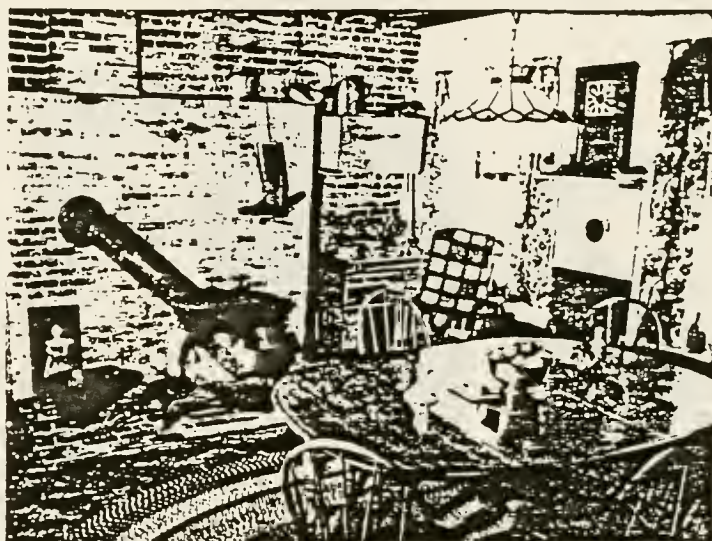
The Parkers are interested in making the house as close to its original as possible—it was a part of the "new South End," built about 1845.

All original, that is, except the basement, which they want to do in "screwball mod antique." They're well on the way, with a 1958 GE refrigerator that still works and is painted electric blue. Mrs. Parker finds the "fresher" compartment a little cramped.

And then there is a 1900 Sears parlor stove (patented 1862) bought at an auction. It sits against a large brick fireplace wall with a slanting smokestack. Parker built the wall (six feet wide and five feet high) and hearth, and found, like all good do-it-yourselfers, that he had a knack for putting bricks together with mortar.

Let's go to the second floor, which is the basic layout of a large entry hall, a rear library and a front living room.

That's the way it was 100 years ago. The front living room has bow windows, and a classical, rectangular shape. It's Federalist in taste, with huge doors, high windows and good-sized



SCREWBALL-MOD-ANTIQUE is the "style" of this South End town house kitchen-dining room, designed by its owners, Mr. and Mrs. David Parker. Sears parlor stove (circa 1900) is piped into heavy brick wall.

moldings. "Thomas Jefferson would have been at home here," Parker says.

There are oriental rugs on the floor and a huge mirror over the marble fireplace. In fact, all the fireplaces are marble.

Some of the chairs are Victorian reproductions and some are antiques, but they fit in this Jeffersonian room. A Chickering square piano graces one corner, and while it might have something lacking musically, it's a marvelous piece of furniture.

The Parkers think — at least they're hoping — that the place is made of rosewood.

A missing component in the Jeffersonian room is the plaster finial for the chandelier. In its place is a piece of plywood, but Parker says he's working on a replacement.

The library at the rear is more Victorian in taste and certainly more cozy. It is nearly square, and has a working gas fireplace.

Books are everywhere, and the entire room is reflected in one of the biggest mirrors ever seen in a house. It must be eight feet high and five feet wide, with the ornate frame the Victorians went ga-ga over. That mirror the Parkers rescued from a vandalized, vacant house.

And the room is topped off with a plaster finial for the chandelier. You don't find many of those around. They've been removed, and being plaster, usually get broken.

The house has lots of antique furniture "picked up here and there." Some of the prizes are a Morris chair (probably a mail order item because it can be broken down in 10 fat components for shipping), a Bivini rocker, a Connecticut clock, pine commodes all over the place and some fine ladder back chairs.

built by Parker. Tiffany lamp and Connecticut wall clock add to the flare of this room. (Globe photos by Joseph Runci)

And several spool beds, which Parker says became popular when they could be mass produced in the mid-18th Century.

Most of the floors in the house are pine boards, something Parker says were not designed to be exposed, but in the 19th Century were covered with carpeting.

Because carpeting would cost as much as the house, the Parkers have sanded them down and finished them off with urethane varnish. The big game between boards they have filled with floor-leveling compound, and they hope that in the summer, when the wood swells, that the compound will stay where it's supposed to.

The third floor is devoted to an apartment, which is a good room for the South Enders. Eventually, when they have children, the Parkers will take this floor over for bedrooms.

The fourth and fifth floor is also an apartment, which will stay as an income earner. The fifth floor, while not yet complete, will eventually be a fine studio because it is fully lighted by a stairwell skylight and another skylight in the center of the building.

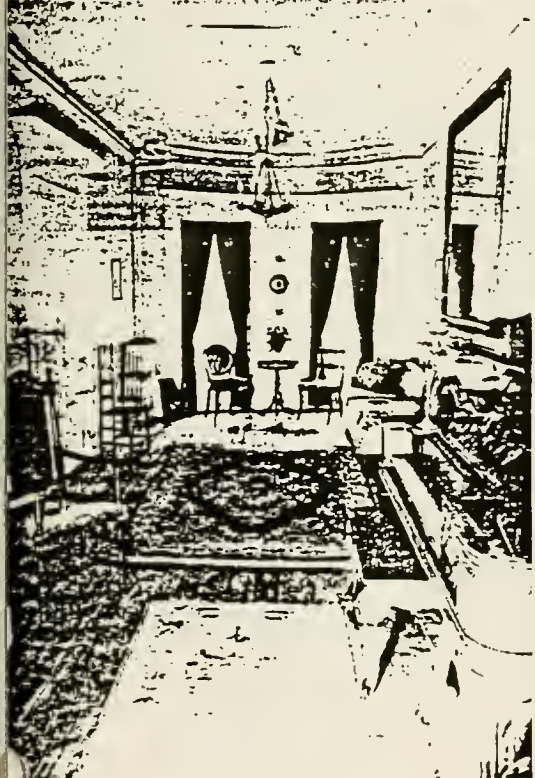
The Parkers have conceded to modern times in fixing up the kitchens and bathrooms in the apartments. At least one kitchen is modern, which Parker calls a "Betsy Furness kitchen." But the other kitchen and the two bathrooms are still in keeping with the house itself, with a lot of wood counters and doors.

Another thing the Parkers like about the South End town houses is that the walls separating each house is of double brick. This is good in two ways, Parker says.

You can expose the bricks, for one thing. The Parkers have done this in some cases and have sealed the brick surface with Val-oil. One coat will seal the surface but won't make the wall thin, he explains.

Another good thing about the double brick walls is that they are virtually soundproof, an extra good thing in the city.

Already prices are rising in the South End, because of more people like the Parkers coming in the South End. Will be THE place to live.



FRONT LIVING ROOM in Parker town house is classical style. Federalist in

style Chickering square piano at right was picked up in Melrose



ANAGLYPH FROM SPAIN IN PLACE IN DAVID PARKER'S SOUTH END TOWN HOUSE
(Globe photo by Sam Hammett)



PLASTERER TOM CUNNALLY receives anaglyph from owner David Parker. Anaglyph is two-piece plaster centerpiece designed as a setting for chandelier. Ceiling is prepared by slapping rough plaster into wood or wire lath. Anaglyph's back is coated with plaster of Paris and the whole thing held against the ceiling for 5 or 10 minutes while the plaster sets. (Globe photo by Jack O'Connell)



HALLWAY FEATURES arched, stained door from elevator from one of the South End's Webster houses. Owner David Parker cut, glued and nailed the stair carpeting.



CEILING MOLDING was restored by making a template of the existing molding and pressing its edge against soft plaster of Paris placed where the molding is missing. It's an early example of plastic or metal through a shaped hole and letting it harden in the shape of the hole.

Saga of a North End restoration

Lost art lingers on in Spain

By Peter C. Hottel
Globe Staff

"Some things you can't afford to do. Other things you can't afford NOT to do."

This is the philosophy of David Parker in his continuing restoration of his West Concord street town house in the North End.

He has ripped out old boarding-house partitions to make a pair of back-to-back parlors on the first floor. He has used the top three floors for apartments, one to a floor. He has turned the basement into a kitchen and bedroom to go with the two first-floor parlors, making up his four-room home. He is going to build a Victorian bathroom.

He has repaired plaster walls, sand-pine floors and finished them with limewash finish. In short, he is doing what a lot of South Enders are doing: making the area livable again.

His current project is what the Victorians of the house is nearly 100 years old: ornamental plaster.

But ornamental plastering, he discovered, is all but a lost art. Masters of ornamental plaster went out of business 70 years ago.

His first job was to find a plasterer. And he did. Tom Cunnally of Needham, who has been doing this sort of work (fancy moldings in plaster) for 30 years and specializes in restoration.

The front parlor ceiling is bordered in a plaster relief molding which was in bad repair with many parts missing.

The fact that some of the molding was still intact helped the plasterer. What he did was make an aluminum template that followed the form of the molding. The molding is the male section, the template the female section.

After making a wooden running mold to the section of ceiling where the plaster was missing, Parker put the mold over the ceiling and threw

large globs of plaster of Paris onto the ceiling.

The plasterer followed, forcing the template along the soft plaster, shaping it to the form of the old molding.

Plaster of Paris is great for this sort of thing. It sticks to almost anything and can be shaped. It dries fast. Don't try to plaster large expanses of walls or ceilings. That would be disastrous.

If all the moldings have been destroyed, then the plasterer can use his own form, whether free-drawn, borrowed from molding in another house or a ready-made form, if available.

That was the easy part.

Then Parker got hipped on the deeply carved centerpiece that once surrounded the chandelier in this same parlor. Except it wasn't there.

Years ago, it fell down through neglect or was taken down. All Parker had was a smooth ceiling, pretty dull for a Victorian parlor.

So Parker began the saga of the anaglyph, which is the technical term for this ornamental centerpiece. The dictionary says it's Greek, from the word anaglyphos, wrought in low relief, from "ana" plus "glyphein," to engrave. "Any sculptured, chased or embossed ornament worked in low relief, as a cameo."

He soon found out the anaglyph factories have been out of business since the late 1890s. He did buy a plastic anaglyph for an upstairs railing, but it was pretty "blah," and Federal, the wrong style.

It's possible to copy an existing anaglyph, but it is nearly impossible to take it down without destroying it. In fact, there's a firm in Georgetown which will do this. (For more information, write to the South End Historical Society, 32 Union park, Boston.)

After two years of searching, Parker turned to Spain, where ornamental plaster work is still done. (Part of the reason some European

countries still deal a lot in plaster and masonry is the shortage of wood.)

A firm was found in Seville which produces everything from busts of Aristotle to Moorish arches, all in plaster.

So in a few days an oval anaglyph (the one in the picture), two feet wide and three feet long, in two pieces, was on its way to the South End.

The anaglyph was \$12. Repeat, \$12. Shipping charges were \$48. The thing had to be ordered in Spanish. That was no problem because Parker's wife taught it in Hingham schools.

One problem solved, Parker hit another: how to close off the front hall and stair area without destroying the smooth run of stairway and any light that filters down the stairwell through a stained glass skylight four floors above.

The answer: stained glass. Parker had scrounged some fine oak-framed elevator doors with arched tops and stained glass, from one of the South End Webster houses.

He had them installed, adding other areas of stained glass made by John Terrence O'Duggan of St. Botolph street. Parker stained the oak with walnut Minwax.

So now the hallway is closed off from the Parker's parlors, providing privacy and reducing drafts and noise.

The brass hardware is from various Victorian houses that are no more.

The stair carpeting is modern floral, and is nailed and glued.

"It was tricky putting in that runner," Parker explained. "You have to cut each piece when the stairs turn the corner."

So, when you think about plaster anaglyphs, remember that they stay mainly in Spain.

Except when David Parker and people like him get hipped on restoration.

Converted to carpentry, he's preaching restoration

Thirty-two-year-old David C. Parker of the South End is a "turn-of-the-century, proletarian," an academically oriented individual turned carpenter, who is carrying out a personal crusade to interest owner-occupants of South End townhouses in architecturally historic preservation.

There are houses here that haven't been touched for 75 years, but many already have been broken down or turned into inappropriate "wilderness wrecks," said Parker, who after three years is still personally restoring his home at 136 West Concord st. for himself, his wife (a former school teacher) and baby girl.

During a short walk along West Concord st., the rural native turned urban dweller pointed out several townfront buildings that had undergone renovation, but, during the process, lost some of the charm of an earlier century: the dormer roof line violated, modern doors along the street or addition of a glassy modern posthouse rooftop breaching the uniformity of roof line.

Parker, for his own restoration project, has in effect been an architectural house detective who has turned down places where antiquated building supplies and hardware appropriate for restoration can be had, due to scarce craftsmen to do painstaking work and "three years of funneling together a tremendous amount of information."

Now, in the crusade to enhance restoration on West Concord street, he says he is willing to share his information with others. He's gone a step further and has set up the

"Friends of West Concord Trust."

Its purpose? "I want to assist and help preservation for essentially restorable houses on the street and assist those interested in finding such houses and carrying on the work."

"I also want to help bring owner-occupants and reverse some of the blight. It's not a profit-motivated venture, although I still would want to be repaid for the interest on the money I have put up."

Besides his residence, he also owns a building next door and recently has bought three other houses on West Concord street. Buyers obviously will have to be well heeled since property values have gone up over the years and Parker talked about a \$30,000 selling price—not to mention restoration costs. He's in the process of selling houses at cost, if buyers are willing to meet certain rules and standards.

"I plan to write into the purchase and sales several demands—one that the outside dormer line be maintained, that double-entry doorways be maintained and, if possible, the closest thing to wrought iron fences be put back," said Parker, an articulate spokesman who describes old houses, plaster work and even door knobs in somewhat esoteric terms.

Parker believes that much of the ornamental work within the old houses is fantastic "and we're missing it (buyers) carry out restoration on the first two floors (as dictated from renovation)."

"I feel there just hasn't been

enough historical preservation within the South End," he added.

He sees no conflict between his goals and low income housing.

"When we came here there were all units of low income housing, now there are 75, so no one can say it's taken over by capitalists while middle America."

"The South End is never going to be a Georgetown, but it can be intelligently mixed. Even low income housing doesn't have to offend historic traditions of the area," Parker said, pointing to the exterior restoration by Tenant Development Corp. for low income housing on West Concord street.

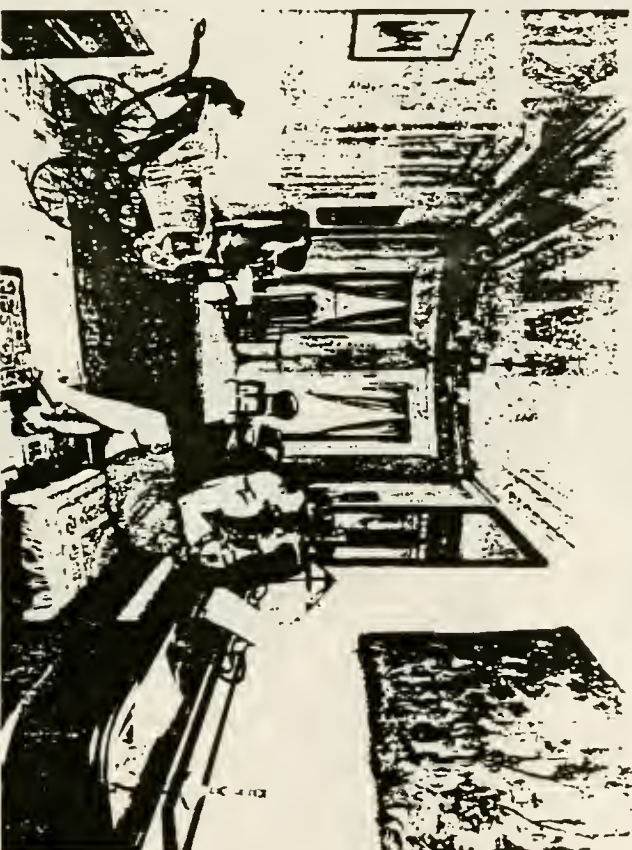
While they modernized the insides they kept the outside honest," he said. Rehabilitation of existing houses for low income use should be encouraged and is far more satisfactory for tenants than building huge projects, Parker believes.

He also has praise for the Boston Housing Court which was instrumental in getting back alleys cleaned. The city's "infill" housing program, he called a "gravy."

With an academic background, why did he become a carpenter?

"I decided I couldn't make money in the academic world. There's more honesty in working with the hands and there's a new respect for hard work as well as a rejection of the notion that only stupid people have to work with their hands. I think it's also much less corrupting than bureaucratic work."

Anthony J. Yudas



FROM ANOTHER ERA—South End home of David Parker has the aura of another era—the authentic trimmings of the last century. In the restored living

room of the Parker residence, 136 West Concord st., are Parker's wife, Karen, and daughter, Emily. Parker is promoting similar restoration in the neighborhood.

HOME & GARDEN

South End, up by the bootstraps

Succeeding in a town house, with Victorian 'quarters' and rental apartments

By Peter C. Hotton
Globe Staff

The South End has been coming up in the world in the past 20 years, virtually by its own bootstraps, thanks to people buying town houses and fixing them up.

Most of the houses are town or row type houses, which are not always the "handyman's special" that a new owner can fix up in his spare time. They often are in tough shape, and require the services of a contractor, or some professional help.

But they do have the convenience of being in town, and there's room for apartments, which is a necessity for a new owner these days.

One such new owner is Barry Laterman, a lawyer who bought a town house last February. With the help of architect Herbert Zeller and contractor David Parker, the five-story house (including basement) is being turned into Victorian quarters for Laterman and his family on the first three floors, and a modern apartment on each of the fourth and fifth floors.

Parker has been to the South End for some years, starting out with fixing up his own town house.

It costs \$35 to \$40 a square foot to renovate, Parker points out, which is high, but there are economic pressures to fix these buildings, to create rental spaces as well as living spaces for the owner.

One way to do this is to expand the top floor, which is generally like a garret. The "eye" dormers on these top floors should be retained, Parker feels, to match dormers on practically every other town house in the area. But they can be adjusted to allow more light and room without ruining their architectural integrity.

Parker points out how he did this with Laterman's dormers, which had been destroyed in a fire some years ago. They were rebuilt, using Vermont slate to match the 100-year-old slate of the South End.



Barry Laterman's South End town house.

Between them, Parker built a flat, shed type dormer with window, but set deeply between the dormers. This added light and room but did not change the contours of the dormers. He's proud of this accomplishment, and points to too many instances where dormers were altered or added to so they are virtually unrecognizable.

There are no controls in the South End to prevent destruction of dormers and other architectural features of the old houses, and, Parker maintains, no help from the political establishment. In spite of this, Laterman is interested in preservation, and it is promoted by Zeller and Parker.

The top floor apartment has a bonus: Copper clad steps to a railed wood deck on the roof, with a view of most of the city.

Another necessity in fixing up an old place is to make it energy efficient, so Parker insulated between the floors and installed new windows.

In the apartments he exposed the brick party walls on each side of the town house, and discovered one of the walls was made with high quality finish brick. This turned out to be an exterior wall because this particular house was the last in the block. Later, when more houses were added, this wall was covered by its neighbor. The opposite wall, which was built as a party wall, is common brick.

Laterman's three-story quarters will retain their Victorian character, although the rooms have been all but gutted. Parker will retain the trim and fireplaces and floors. Even the old plaster can be rescued.

Laterman likes to entertain, so the basement, already totally open, will be a big country kitchen.

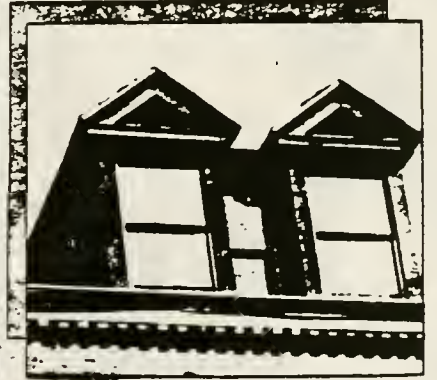
Laterman feels the South end should remain economically and racially balanced.

And with his redone town house, with apartments, he's putting his investment where he lives.



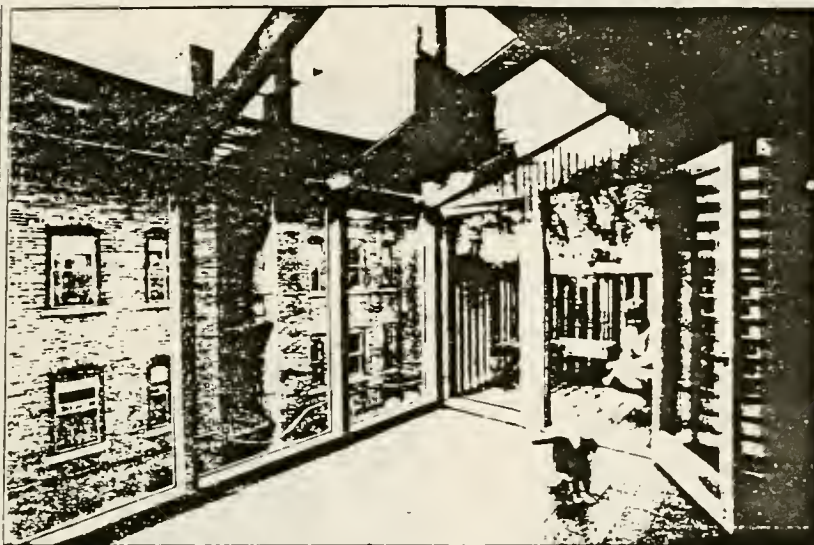
A renovated dormer.

GLOBE PHOTOS BY JACK O'CONNELL

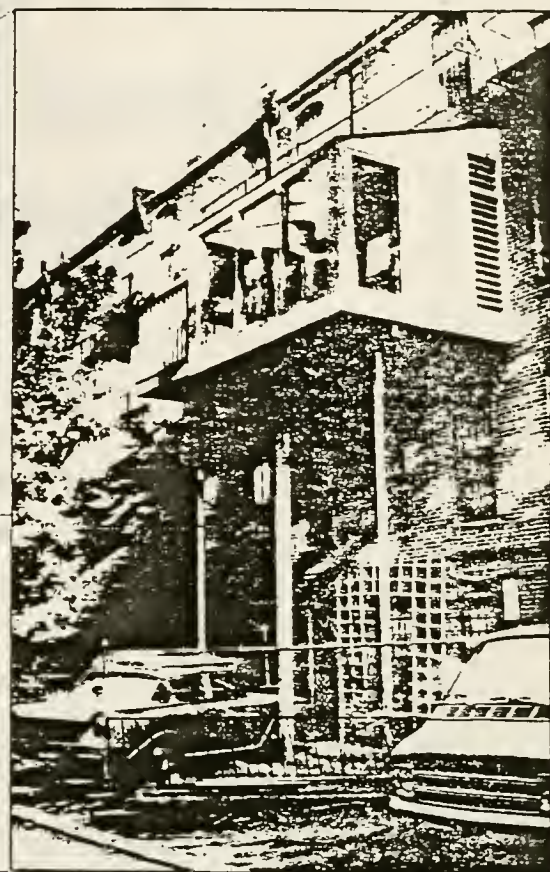


Dormer window set deeply between dormers.

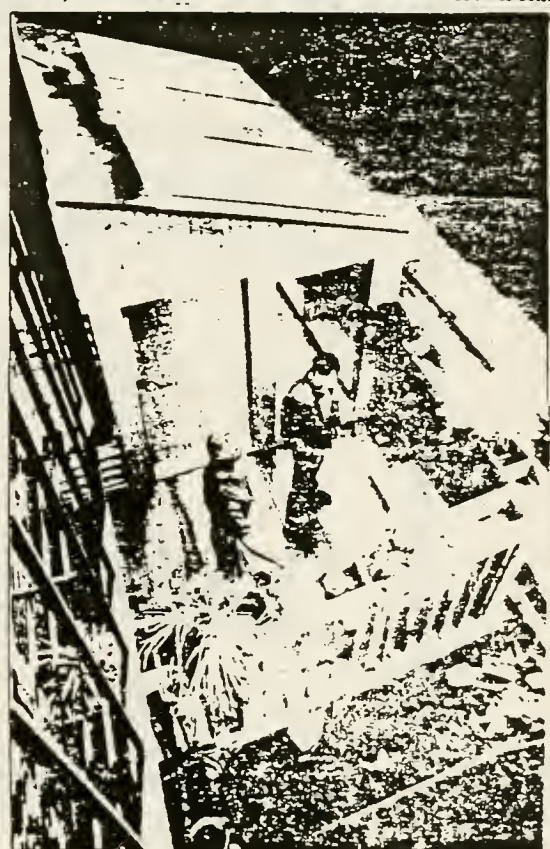
HOME & GARDEN



Sylvia Gendry's view from her Back Bay sun space might be urban, but it gets the sun all day long.



Sun space (and deck) are perched 22 feet high at the back of Sylvia Gendry's town house.



Sylvia Gendry and architect Hank Huber on the deck just off her sun space.

A city space in the sun

By Peter C. Hotton
Globe Staff

A sun space on a town house, right in the middle of the city?

It is possible, but it takes some imagination, ingenuity and a little bit of luck. And if you have a back wall that faces south, that's something that will pay dividends for years to come.

There's a brand new one in the Back Bay, perched right on the back wall, three stories up in the air, on stilts. It's a great place for that second cup of coffee in the morning. It's also great for adding solar heat in the winter.

It belongs to Sylvia Gendry, who occupies the third and fourth floors of her town house. As she put it, she wanted to make a commitment to the city.

She first planned an open deck, off her dining room at the back of her house. But if one goes to any expense, why not do a greenhouse? So she did both.

The result is a sun space 10 feet deep and 12 feet wide, about 80 percent glass, and an open deck at one end, 10 feet deep and 6 feet wide. The unit covers the width of the town house.

The back wall faced south, looking onto a typical alley with tiny backyards on both sides. Enough

space for the sun to shine most of the day along that wall, so the location was a natural.

Hank Huber of Peterborough, N.H., designed the space, and David Parker of the South End built it "with detail discretion." That means that when you run into a problem, you innovate.

"What are the implications of a sun space in the city?" asked Parker. "Many brick buildings are heat sinks, and sun spaces are places not only to gather heat and deliver it into the house, but also places to grow plants, and if desired, food. The brick wall soaks up the heat in the daytime and releases it back into the space when the sun goes down, so it can be pumped into the house."

The sun space floor is 22 feet from the ground, and the high part of the shed roof, which attaches to the building, is 35 feet high.

The floor is supported by three steel posts, the two outer ones 4 by 4 inches, the center post 4 by 6 inches. They support a beam of two 2 x 12s bolted to a steel L beam. The posts are welded to the L beam, and triangular brackets at the top of the posts stiffen the structure. Floor joists cantilever over the beam, so the space looks a little like a flying bridge on a ship.

The structure itself is made

with posts and beams. The front is all glass, three four-foot-wide windows of one-inch insulating tempered glass. The roof has similar glass, with part of it a regular roof. Sides feature more windows, and there is a French door leading to the outdoor deck.

The roof, floor and walls where there is no glazing are heavily insulated with fiberglass (nine inches in the floor and roof, six inches in the walls).

For the windows, the glass is set in rabbeted 4 x 6s, with glazing tape as a seal. Roof glass is also well sealed, with bronze colored aluminum battens covering the seams. Huber pointed out that glass of this size must float in its frame, to prevent cracking from stress, so the sealing material must be flexible and watertight.

Parker notes that windows, on roof or wall, can easily be replaced, individually. In fact, 90 percent of all materials are shelf items; that is, they can be bought off the shelf in stores. The whole glazing system is available from Idea Development, PO Box 44, Antrim, N.H.

A new, custom-made oak door opens from the dining room into the sun space, and a nine-inch fan over the door delivers warm air to the house. Its capacity is a remarkable 260 cubic feet per minute.

A quarry tile floor is a second heat sink (in addition to the brick wall), and a French door leads to the open deck.

Large wood louvered openings at each side of the space provide ventilation in the summer. They are covered with thick doors (with 2 1/4 inches of Styrofoam insulation) in the winter; they are built so that when they are closed, they look like part of the wall.

The interior of the space is done in matchstick (school house) beaded vertical boards. Parker said he used these because they were popular in the 1920s, and "I like additions that are compatible in style."

The deck railing features vertical louvers of 5/4 (1 1/4 inches thick) stock pine. It is topped with boards and window boxes. The floor is open boards.

Sylvia Gendry's sun space not only is giving some free heat, but, as Parker put it, in New England's weather, "it's a great uplift."



Detail shows steel supporting posts welded to steel L beam wrapped around them.

We Just Finished This Project We Are Looking For Another Project To Manage



**Energy Efficient
CONDOMINIUMS**

We Will:

- Find and discipline your job architect
- Apply for historical designations.
- Research and renovate to market
- Pull all permits
- Select and supervise all subs.
- Bring project in on schedule for costs projected.
- Set up sales or rental office.
- Write a marketing booklet if necessary.
- Arrange for Fannie Mae approval and prepare all condominium documents.

Historic buildings our specialty
Projects between 1/4 and 1 million plus preferred

Call

Old Boston Restorations

267-4075

437-1572

One.

Like many, some.

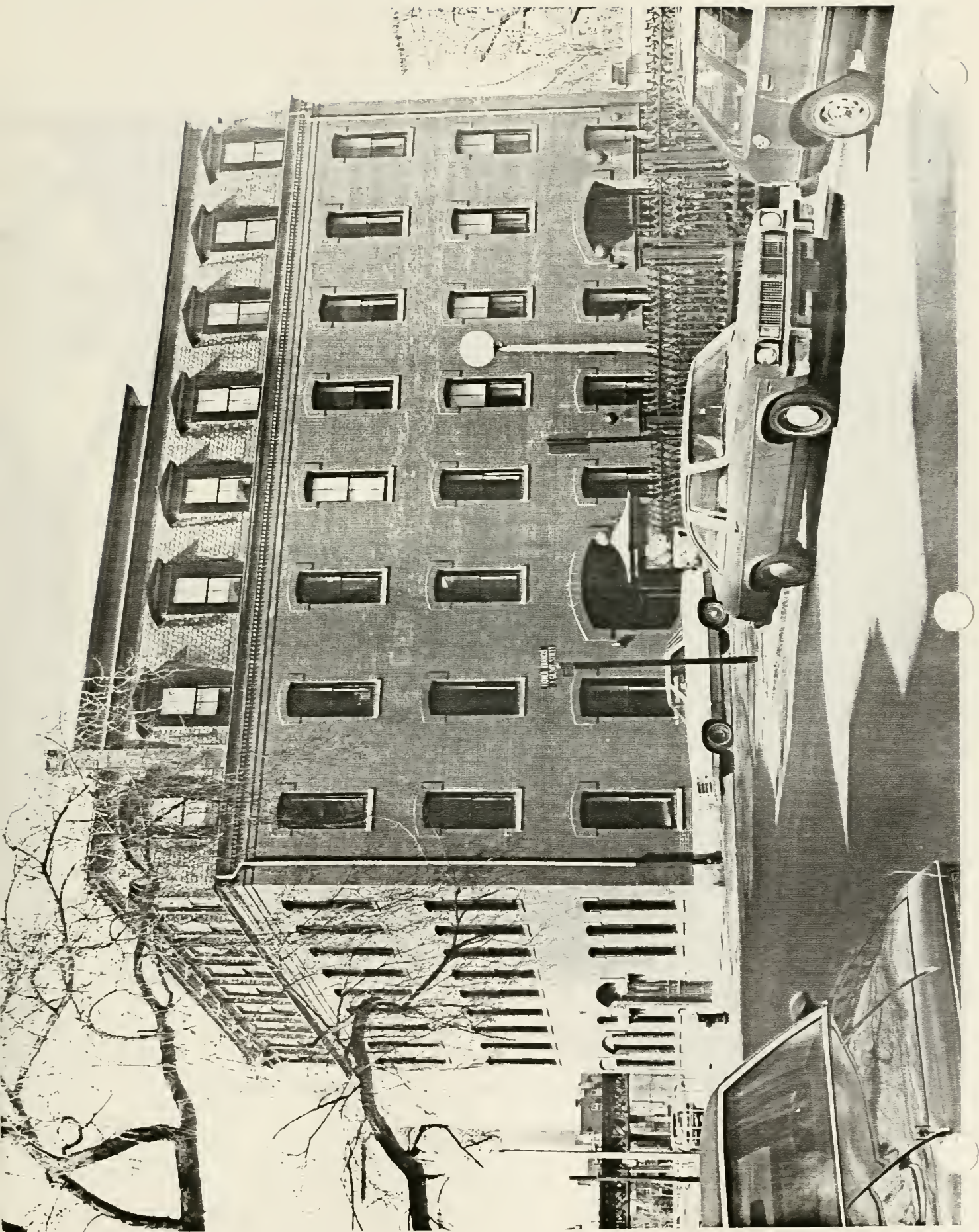


New MacDonald

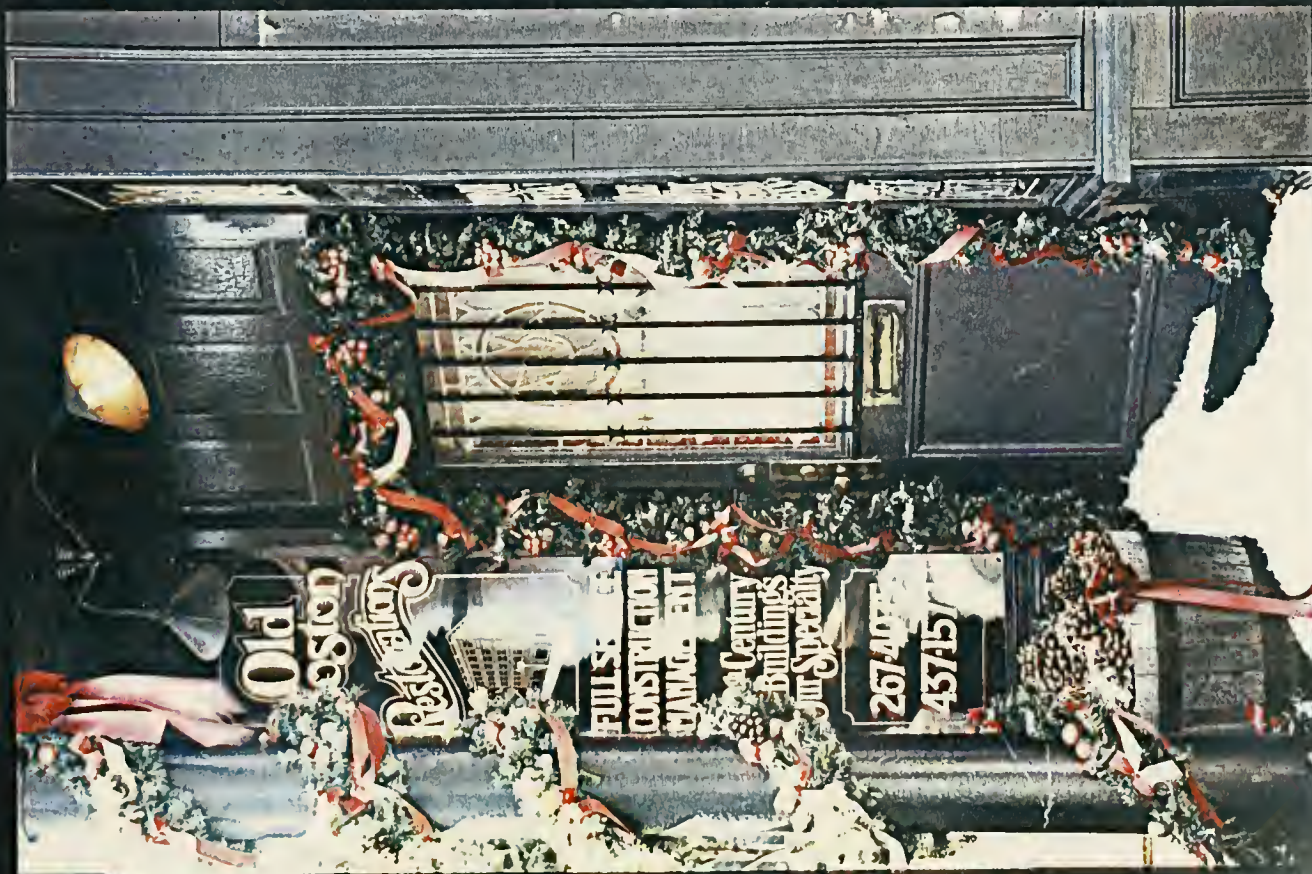
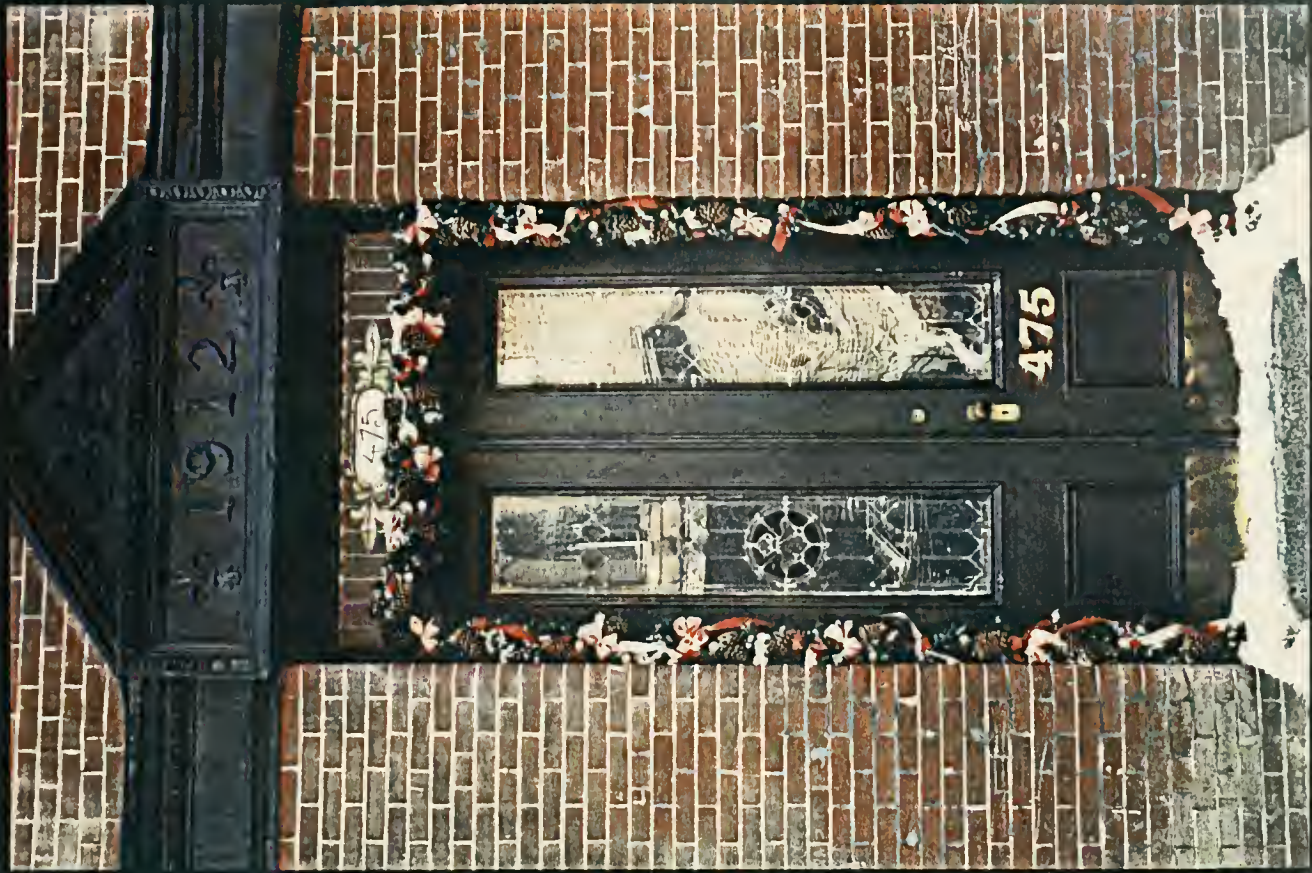
The MacDonald Warehouse, located at 10-34 East Concord Street, recently completed redevelopment by South End resident David Parker's Old Boston Restoration Company. Building includes new housing for low and moderate income tenants, as well as some market rate apartments. (Photo by Rose Merston)

A: PHOTOGRAPHS OF PREVIOUS PROJECTS











B: PROJECT DESCRIPTION

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

B. PROJECT DESCRIPTION

Old Boston Restorations proposes to build a block of row houses that, while not indistinguishable in appearance from other blocks, will look to the trained eye as if it belonged there. The salient characteristics of such row houses are the front entry steps with double entry doors, the bays and oriels, the cornice and dormer lines, and double hung windows, to mention a few. This block, in mass and scale, as well as material, will be similar to other blocks.

Since there are at least four identifiable models for each of these architectural features, we will pick the one that is easiest to build and that is compatible with the other chosen models. We will not build a Frankenstein monster in which various parts of existing row houses have been stitched together. Rather we will build a block that utilizes these general features. In short, this block will not attempt to mindlessly "ape" existing features, but will be a restatement of such features.

The building itself will be supported by pile footings with concrete caps. Reinforced concrete walls, stuccoed over to appear as brownstone, will be 10 to 12 inches thick. These walls will rise above grade to enclose the parking area. This will be partially planked over by reinforced concrete.

In order to control foundation and project costs, to

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

meet egress requirements of the Boston Building Department, to maximize efficiency, and to accommodate design requirements, we propose an elevated double loaded corridor building with egress stairs on both ends. While the inside of this building will share conceptual similarities to other new buildings that were Infill attempts in the South End, from the outside it will share nothing with Methunion.

Even though the main entrance will be on Washington Street, the first floor apartments will have their entrances on East Concord Street to simulate bow front configurations. In order to accommodate parking spaces, the first floor apartments will be elevated 5 to 6 feet above grade. As previously stated, the foundation will be detailed to appear as brownstone. The rest of the building will be faced with suitable brick and small mortar joints, or a cementitious stucco appropriately broke, detailed, and painted to appear as brownstone. While the project is set back six feet on East Concord Street, it is built on the property line on Washington Street, reflecting the footprint of both the Franklin Square House, as well as the cemetery wall. We feel that it is not only good design but consistent with existing building configuration in the area.

The project will contain five floors, with each floor comprised of ten 2 bedroom units (approximately 840 nsf), and one 1 bedroom unit (approximately 700 nsf). The 2 bedroom units will be of "California" design. This means there will

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

be a potential for a second bathroom off one of the bedrooms, allowing unrelated parties privacy, while at the same time allowing them to share common living and dining facilities. Closet configuration will be back to back between common walls, allowing maximum privacy. Each unit will have its own washer and dryer. Finish detailing will include fully applianced kitchens, hard wood flooring in foyers, kitchens and bathrooms, with fully tiled tub areas. Oak edging will give the counter tops a custom look, yet will not strain the budget. Cabinets will be solid oak with no hardware. These are contractors' models and deliver the best value per dollar. Windows will be Marvin double glazed two over two, and we will make sure that window height diminishes with each floor, in typical South End row house configuration.

Each unit will have its own wall mounted gas fired boiler, which will provide hot water, as well as baseboard heat. Walls will be rated R24. Since these furnaces do not require chimneys, for interior air makeup, they can be located on exterior wall, including bedrooms. This gives us freedom in placing them, so the exterior penetration is the least offensive.

We will build a lobby complete with marble floors, marble mantel, mantel mirror, mahogany wainscotting, and dried out flowers. This will set the tone for the building, giving it the appearance of a small "pension", instead of drab workers quarters. In addition we will custom trim the

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

apartment entrance doors with mahogany. Mahogany chair rails as well as baseboard will be added in the halls to give the appearance of wainscotting. All doors will have applied raised panels and will be grained to match the mahogany. Color coordinated borders and heavy duty embossed wallpaper will give the public areas a custom look. All of this detailing will give the appearance of luxury housing, but at affordable prices.

If Old Boston Restorations is given tentative designation, we could complete the working drawings, apply for and receive a variance for the warehouse, apply for and receive a building permit for the project, within six months. We could break ground in the Spring of 1988. It would be naive to project any thing less than twelve months construction schedule with marketing continuing through the summer of 1989.

The only government program needed is the HOF program which will lower the interest rates to 5.5% for moderate and low income buyers. Because our proposal does not need investor equity, this relieves us of the timely and costly task of procuring limited partners. This, in conjunction with the ability of Old Boston Restorations to front all development costs, allows us to project breaking ground in six months.

C: DEVELOPMENT AND OPERATING PRO FORMAS

OLD BOSTON RESTORATIONS / PRO-FORMA

27-Jun-87

PARCEL R11C

CONDOMINIUM DEVELOPMENT

TOTAL HARD COSTS		\$5,218,500
Condominium units (\$85/GSF)	\$4,420,000	
Condominium Parking (\$50/GSF)	\$550,000	
(38 spaces)		
CONTINGENCY (5% HARD COSTS)	\$248,500	
LAND COSTS (\$2,000/UNIT)		\$110,000
TOTAL SOFT COSTS		\$1,109,702
Architect/engineering (6%)	\$313,110	
Developer's Fee (4%)	\$208,740	
Legal (3%)	\$156,555	
Insurance & fees (1%)	\$52,185	
Permits (1%)	\$52,185	
Accounting (.4%)	\$20,874	
RE Taxes during construction	\$0	
Tregor fees \$500-low/moderate	\$6,000	
Construction Interest 10%/6 mths	\$326,438	
SALES PERIOD COSTS		\$425,085
Loan interest	\$326,438	
RE Taxes - 6mths/\$12/\$1000	\$42,847	
Operating Expenses	\$10,000	
Insurance	\$20,000	
Marketing \$600/unit-inc model	\$25,800	
TOTAL CONDOMINIUM DEVELOPMENT COSTS (includes parking)		\$6,863,287
Soft Costs as % Hard costs	21.26%	
Soft Costs as % TDC	16.17%	
	TDC WITHOUT PARKING	\$6,164,512
NET SQUARE FOOT COSTS		
(45,500 NSF - 87.5% EFFICIENCY)	\$151 includes parking	
	\$135 building alone	

OWNERSHIP PRO FORMA

27-Jun-87

COST OF OWNERSHIP

MODERATE

80% OF INCOME - FAMILY OF 4	\$29,900 YRLY
MAXIMUM MORTGAGE PAYMENT	\$5,980 YRLY
	\$498 MTH
CONDO COST	\$92,809
DOWNPAYMENT	\$4,640
MORTGAGE	\$88,169

LOW

50% OF INCOME - FAMILY OF 4	\$20,550 YRLY
MAXIMUM MORTGAGE PAYMENT	\$4,110 YRLY
	\$343 MTH
CONDO COST	\$65,649
DOWNPAYMENT	\$3,282
MORTGAGE	\$62,367

	----- LOW	MODERATE	MARKET -----
ANNUAL REAL ESTATE TAXES			
\$12/\$1000 VALUE	\$742	\$1,099	\$1,814
ANNUAL MORTGAGE PAYMENT	\$4,110	\$5,980	\$15,636
ANNUAL CONDOMINIUM FEES	\$1,236	\$1,236	\$1,236
INSURANCE			
PERSONAL PROPERTY	\$150	\$150	\$300
TOTAL COST OF OWNERSHIP (BEFORE TAXES)	\$6,238	\$8,465	\$18,986

CONDOMINIUM SALES PRO FORMA

CONDOMINIUM UNITS

MARKET RATE SALES \$180/NSF

1 Bedroom units - 5 units	\$126,000	\$630,000
---------------------------	-----------	-----------

2 Bedroom units - 38 unit	\$151,200	\$5,745,600
---------------------------	-----------	-------------

GROSS SALES OF MARKET		\$6,375,600
-----------------------	--	-------------

GROSS SALES PARKING		\$450,000
---------------------	--	-----------

(30 x \$15,000)

LESS SALES EXPENSE (5%)		\$409,536
-------------------------	--	-----------

LESS PRO RATA DEVELOP. COSTS inc. parking		\$5,345,420
---	--	-------------

NET PROFIT (before taxes)		\$1,067,644
---------------------------	--	-------------

RETURN ON GROSS SALES PROCEEDS		17%
--------------------------------	--	-----

MODERATE RATE SALES (80%)

Max annual mort \$5980

Interest rate 5.5%

Downpayment 5%

2 Bedroom units - 6 units	\$92,809	
---------------------------	----------	--

GROSS SALES MODERATE		\$556,854
----------------------	--	-----------

LESS SALES EXPENSE (2%)		\$11,137
-------------------------	--	----------

LESS PRO RATA DEVEL. COSTS inc. parking		\$761,040
---	--	-----------

NET PROFIT		(\$215,323)
------------	--	-------------

RETURN ON GROSS SALES PROCEEDS		
--------------------------------	--	--

LOW INCOME SALES (50%)

Max annual mort \$4110

Interest rate 5.5%

Downpayment 5%

2 Bedroom units - 6 units	\$65,649	
---------------------------	----------	--

GROSS SALES LOW		\$393,894
-----------------	--	-----------

LESS SALES EXPENSE (2%)		\$7,878
-------------------------	--	---------

LESS PRO RATA DEVEL. COSTS inc. parking		\$761,040
---	--	-----------

NET PROFIT		(\$375,024)
------------	--	-------------

RETURN ON GROSS SALES PROCEEDS		
--------------------------------	--	--

TOTAL SALES

TOTAL GROSS SALES		\$7,776,348
-------------------	--	-------------

LESS TDC (includes sales cost)		\$7,299,051
--------------------------------	--	-------------

NET PROFIT (before taxes)		\$477,297
---------------------------	--	-----------

TOTAL RETURN ON SALES		6%
-----------------------	--	----

OPERATING PRO FORMA

27-Jun-87

CONDOMINIUM OPERATING BUDGET

UNITS	TOTAL #	SIZE
1 BEDROOM UNITS	5	700
2 BEDROOM UNITS	50	840
TOTAL # UNITS	55	

GROSS ANNUAL INCOME

55 UNITS X \$103 X 12	\$67,980
PARKING RENTAL	
8 SPACES @ \$35/MTH	\$3,360
TOTAL INCOME	\$71,340

CONDOMINIUM EXPENSES

ADMINISTRATIVE

OFFICE EXPENSES	\$1,400
TELEPHONE	\$600
MANAGEMENT FEE	\$14,000
LEGAL & AUDIT	\$2,590

OPERATING

WATER & SEWER	\$12,400
EXTERMINATING	\$3,000

REPAIRS & MAINTENANCE

DECORATING	\$400
CLEANING SUPPLIES	\$250
SNOW REMOVAL	\$900
BUILDING	\$900
ELEVATOR	\$2,400
LANDSCAPING	\$400
JANITORIAL SALARY	\$2,600
MISC	\$500

INSURANCE	\$26,000
-----------	----------

REPLACEMENT RESERVES	\$3,000
----------------------	---------

TOTAL EXPENSES	\$71,340
----------------	----------

LESS PARKING INCOME	\$3,360
---------------------	---------

NET EXPENSES	\$67,980
--------------	----------

TOTAL PER UNIT	\$1,236
----------------	---------

PER MONTH	\$103
-----------	-------

D: PROPOSED MARKETING PROGRAM AND SAMPLE MARKETING BOOKLET

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

D. MARKETING PROGRAM

Old Boston Restorations proposes to offer a total of twelve affordable units on R11C, exceeding the Agency's recommendations. The six low income priced units would qualify a family of four earning \$20,550 yearly, to purchase them. These would be sold for \$65,649 assuming 5% deposit with a 30 year mortgage at 5.5% interest. The six moderate priced units would qualify a family of four earning \$29,900 per year. These would be sold at \$92,804, assuming a 5% deposit with a 30 year mortgage at 5.5% interest.

Old Boston Restorations will do what is necessary to advertise those subsidized units so that all qualified individuals will be aware of their existence. Past experience dictates that an advertisement in the South End News is picked up by the more than 30 Social Service Agencies operating in the South End. Additional advertising in the Bay State Banner as well as a letter to the Harriet Tubman House will touch all bases.

In the case that we process excess numbers of qualified buyers we would conduct a lottery. This would lead to a sense of fair play by all parties involved, and would help soothe the feelings of those who are unsuccessful.

In addition Old Boston Restorations will write a Marketing Booklet which will serve as an educational and sales tool for both market and below market units. We will

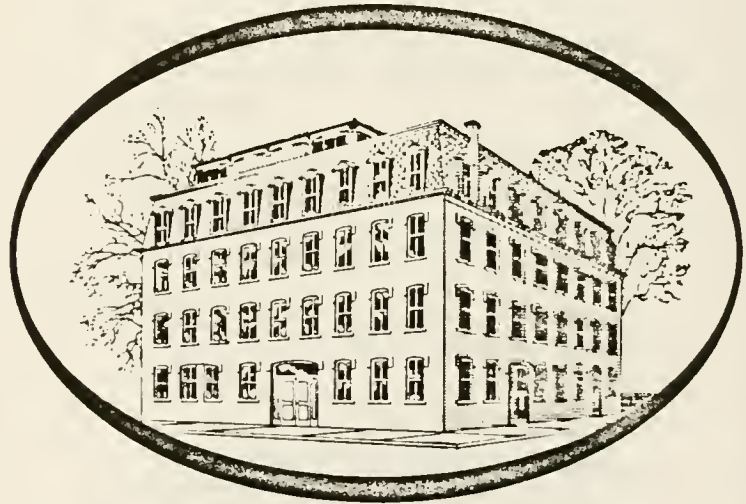
Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

highlight the attractive qualities of the building, and will explain the economic breakdown of the building, in a manner that will make it appealing for one to own a home in this building.

Old Boston Restorations
477 Shawmut Avenue, Boston, Ma., 02118 267-4075

**PRAY BROTHERS
CARRIAGE
MANUFACTORY**
Residence



30-34 East Concord Street

*Modern Living in a Fine
19th Century Manufactory*

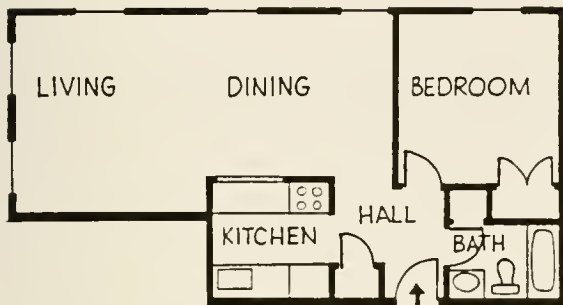
This 19th century building has been carefully restored and rebuilt with all mechanical systems meeting the energy expectations of today.

Energy Features and Amenities

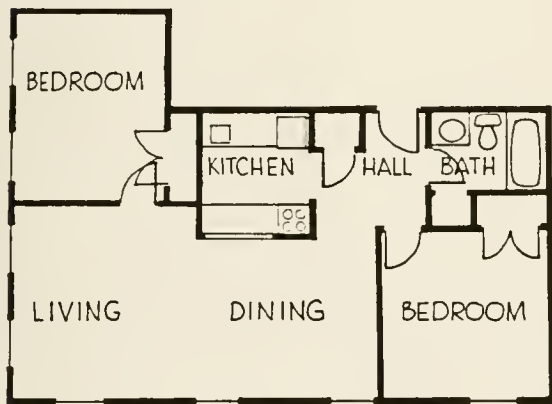
- 1 Extra insulation on all exterior walls as well as between floors ... R21 on walls and R30 on floors and ceilings. Sound retardent material plus double layers of plaster on both sides of common walls.
- 2 No more closed in feeling! These units are spaciouly laid out with large energy-efficient double glazed wood windows. Many corner units, with views in two directions from living areas, are filled with natural light...and passive solar gain contributes to energy efficiency.
- 3 Segmented central boiler of state of the art efficiency.
- 4 B.T.U.S.A. - accurate metering system which allows cheaper gas-by-volume purchase as well as the precision of individual furnaces. A combination of flow and B.T.U. meter, this system is more than 99% accurate. Not a timer. You get the best of both systems.
- 5 Combination of coal and wood burning stoves in many units, as well as Hunter Old Tyme ceiling fans standard in every unit, for efficient cooling in summer and warming in winter ... remember, you can warm your apartment on a winter day with the Sunday edition of the Boston Globe.
- 6 Designer kitchens...including dishwasher, disposal, range hood and open shelving, with all countertops trimmed in red oak.
Specially designed Art Nouveau bathroom accessories, with hardwood flooring in bathrooms, kitchens and foyers add to the period atmosphere.
- 7 Common hallways have been built to a turn-of-the-century appearance, with period light fixtures and natural wood wainscotting recycled from the original interior of the building. The stately mahogany entrance has been custom milled to recall the salient architectural features of the original carriage doors. The foyer is laid in Italian marble and period floor tiles, with traditional mahogany raised panels as a compliment. The entrance lobby is of generous scale and height with selected Victoriana as a gracious introduction to the building.
- 8 Private roofdecks for penthouse units with many units enjoying spectacular Boston skyline views.
- 9 Each unit is prewired for cable TV and telephone, with jacks provided in convenient locations throughout, and a building entrance intercom to receive visitors.
- 10 Private off-street parking with landscaped garden entrance leading to the comfortable rear lobby.
- 11 Oak floors, tile baths, carpeting, durable enameled cast-iron tubs and china fixtures, and smooth ceilings...pleasant touches of class in an ordinary world.
- 12 Central elevator, common laundry and exercise room available to all tenants.
- 13 Raised planting beds with water and tool storage areas for the urban gardener is another available option.
- 14 This building is abutted by the historic Old South End Burying Ground which provides a tranquil green buffer in an urban setting.



Two Floor Plans



One Bedroom

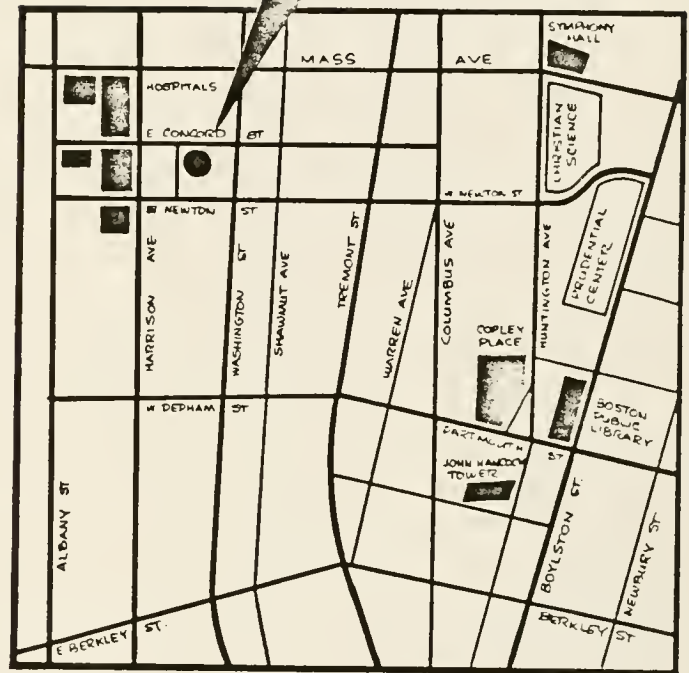


Two Bedroom

UNIT SIZES

APT. NO.	SQ. FT.	APT. NO.	SQ. FT.
Exercise Room	620	14 2 Bedroom	810
1 2 Bedroom Duplex	960	15 1 Bedroom	675
2 2 Bedroom Duplex	1029	16 Studio	470
3 2 Bedroom Duplex	930	17 2 Bedroom	808
4 2 Bedroom Duplex	952	18 1 Bedroom	678 887
5 3 Bedroom Duplex	1162	19 Studio/Loft	514
6 1 Bedroom	555	20 Penthouse 2 Bedroom	922
7 1 Bedroom	548	21 Penthouse 2 Bedroom	963
8 2 Bedroom	810	22 Penthouse 2 Bedroom	918
9 1 Bedroom	675	23 1 Bedroom	664
10 Studio	470	24 1 Bedroom	655
11 2 Bedroom	808	25 1 Bedroom	690
12 1 Bedroom	678 887	26 1 Bedroom	647
13 Studio/Loft	514		

30-34 E. Concord St.



Convenient Location

Mass Turnpike
Southeast Expressway
Prudential Center
John Hancock Tower
Christian Science Complex
Copley Place
Copley Square
Boston Public Library
Symphony Hall
Tremont St./Downtown Bus Route
Mass Ave./Harvard Sq. Bus Route
Major Hotels
Major Hospitals.

E. Concord St. is scheduled for new street and sidewalks in the near future.

E: ESTIMATE OF CONSTRUCTION JOBS

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

E. ESTIMATE OF THE NUMBER OF CONSTRUCTION JOBS

After numerous calls to the BRA, local construction unions, and finally to various federal agencies, it became evident that there is no consensus on how one determines construction jobs. Therefore, we will take the total construction budget, divide it by two, to determine labor costs as opposed to material costs, arriving at \$3,376,435. If we assume an average wage of \$15/hour including all benefits, for non as well as union contractors, then one twelve month job would cost \$31,200.

If one divides the \$3,376,435 by \$31,200 then approximately 108 jobs have been created by this project. Depending upon how much of this project is union, will determine whether this figure is high or low.

We might add that during the rehabilitation of 30-34 East Concord Street, Old Boston Restorations, Inc. worked closely with George Winston of your staff, and exceeded both residential and minority hiring requirements, as outlined by the Boston Plan. We were also able to achieve a 2% Female quota on the job. Old Boston Restorations, itself an inner city company, has always and will continue to hire sub-contractors who are located in the City of Boston, and who draw their labor pool from the residents of Boston.

F: LETTERS OF INTEREST FROM FINANCIAL INSTITUTIONS
AND COMMUNITY SUPPORT



June 25, 1987

Mr. David Parker
Old Boston Restorations
477 Shawmut Avenue
Boston, MA 02118

RE: E. Concord St., Boston, MA

Dear Mr. Parker:

Please be advised that University Financial Services Corp. (UFSC) would have an interest in the financing of the proposed condominium project at the above referenced location.

Please note that in order to meet our underwriting criteria, we (UFSC) would require that the project achieve an overall minimum profit margin equivalent to twenty (20%) percent. Also, due to the nature of the project, (and current market conditions) we (UFSC) would prefer that the "market rate" units be sold prior to the "affordable units".

We look forward to working with you on this project.

Please do not hesitate to contact us if we may be of further assistance.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'S K Hall', is written over the typed name.

Stephen K. Hall
Vice President

June 19, 1987

Mr. David Parker
Old Boston Restorations
477 Shawmut Ave.
Boston, MA. 02118

RE; Proposal to develop
Parcels B&C adjacent
to 34 E. Concord St.
Boston, MA.

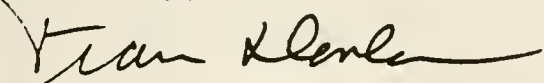
Dear Mr. Parker:

NorthEastern Mortgage Company would feel privileged to have the opportunity to provide construction and permanent financing on the above referenced project.

We have enjoyed working with you on several of your other developments and we feel this proposed 55 unit development of Row Houses would be both exciting and profitable.

We look forward to hearing from you and wish you success in your bid for this project.

~~Sincerely,~~



Francis M. Donlan
Vice President
Commercial Division

FMD/jl
0203C



Worcester Square Area
Neighborhood Association

L. FERNANDO REQUENA
President

ROSE MEHEGAN
President Emeritus

53 EAST CONCORD ST. - BOSTON, MASSACHUSETTS 02118

TELEPHONE: (617) 262-9546

June 28, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall
Boston MA 02201

Dear Mr. Coyle:

As indicated in our letter dated June 18, 1986, the Worcester Square Area Neighborhood Association supports Old Boston Restorations for development of Parcels R-11B and R-11C.

Mr. David Parker of Old Boston Restorations completed successfully the redevelopment of the abutting McDonald Warehouse and has managed that property to the satisfaction of the WSAANA.

The WSAANA continues its support of old Boston Restorations in its efforts to produce affordable and compatible housing in our neighborhood, specifically in Parcels R-11B and R-11C.

Very truly yours

L. Fernando Requena
L. Fernando Requena
President



Worcester Square Area Neighborhood Association

L. FERNANDO REQUENA
President

ROSE MEHEGAN
President Emeritus

53 EAST CONCORD ST. - BOSTON, MASSACHUSETTS 02118

TELEPHONE: (617) 262-9546

June 18, 1986

Stephen Coyle, Director
Boston Redevelopment Authority
1 City Hall Plaza
Boston, Mass. 02201

RE: Phase II - McDonald Warehouse (Parcel R11)

Dear Mr. Coyle:

The Worcester Square Area Neighborhood Association voted at its Executive Board meeting of June 11, 1986 to reaffirm its support to Old Boston Restorations for development of Phase II of BRA Parcels R-11B and R-11C.

Mr. David Parker of Old Boston Restorations has completed Phase I of this Project as laid out in the original plans. The work performed in Phase I has been completed in record time and with quality restoration work. We reviewed the letter sent to you on April 4, 1986 (attached) and we believe that Old Boston Restoration will again produce affordable and architecturally appropriate housing in our neighborhood. We are ready to work again with Mr. Parker on Phase II within the framework outlined in our previous letter of July 13, 1984 (attached). We would like to get this project underway as soon as possible to take advantage of the presently favorable economic conditions.

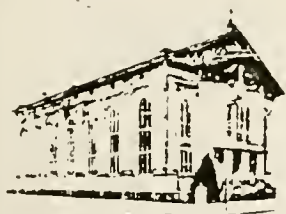
Very sincerely yours,

L. Fernando Requena
President

LFR:pph

Enclosures: Parker April 4, 1986 letter
WSANA July 13, 1984 letter

cc: Ricardo Millet
Maria Faria
David Parker ✓



May 27, 1986

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
1 City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

As Superior of the Immaculate Conception Church, I wish to support Old Boston Restoration in their endeavor to complete Phase II of their Warehouse Project.

I have watched with a great deal of satisfaction the rapid restoration of the Warehouse and its transformation from a vandalized, collapsing eyesore into a sensitively restored 19th century building. In fact, one of our lay staff members has taken residence there, and I have seen first hand the excellent quality of the units.

In speaking to Mr. Parker, it has become apparent that a real effort has been made to reserve a portion of the units for lower income residents. This difficult task has been accomplished through thoughtful tenant selection and strong management policies.

My understanding is that Phase II would consist of new Townhouses which would fill the remaining portion of the block. In talking to the developer, it is his intention to build them in such a manner as to make them appear as if they were original to the block. He has also informed me that the neighborhood has backed his proposal. We have high hopes for the rebirth of the Immaculate and this kind of development will complement our effort.

In summation, I hope your agency will act with dispatch in allowing this local developer to finish the

Mr. Stephen Coyle

Page 2

May 27, 1986

job that he has so successfully begun. By doing this, the church, the neighborhood and the city will be well served.

Sincerely yours,

Robert G. McMillan, S.J.

Robert G. McMillan, S.J.
Superior

RGM:af

cc: The Honorable Raymond L. Flynn
Mr. John Connolly
Old Boston Restoration

G: REDEVELOPER'S STATEMENTS

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

OLD BOSTON RESTORATIONS, INC.

b. Address and ZIP Code of Redeveloper:

477 SHAWMUT AVE, BOSTON, MA 02118

c. IRS Number of Redeveloper:

094-34-7115

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA.

(Name of Local Public Agency)

is

S. E.

(Name of Urban Renewal or Redevelopment Project Area)

in the City of

BOSTON

, State of

MA

is described as follows²

R-11-C, 7,500 S.F.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of A CORPORATION:

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

MAY 1, 1985

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

DAVID C. PARKER
136 W. CONCORD ST
BOSTON, MA.

PRINCIPAL
100.0%.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

SAME AS SEE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 6342-02

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential development. ** w/ PARKING COSTS ?* \$ 6,753.21
 b. Cost per dwelling unit of any residential development. *INCLUDED* \$ 124.84
 c. Total cost of any residential rehabilitation \$
 d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
1 bedroom 700 square ft.	market	\$ 126,100
2 bedroom 840 sq. ft.	low moderate market	65,649 92,809 \$ 151,200

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

condo - not rentals

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: *fully applanced kitchens and baths, washers & dryers in each unit*

CERTIFICATION

I (We)

Daniel C. Parkercertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: 6/26/87Dated: 6/26/87

Signature

Signature

Principal, Old Boston

Title

Title

477 STATEMENT AVE
BOSTON, MA 02118

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 5b is Answered "Yes.")

1. a. Name of Redeveloper: Old Boston

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA

(Name of Local Public Agency)

is S.E.

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA.
is described as follows:

R-11-C

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

To be provided at a later date - net worth
approximately \$ 1,000,000.00 BEFORE TAXES

4. a. The financial condition of the Redeveloper, as of July 1, 1987, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

to be provided at later date

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

TRADITIONAL BANK FINANCING - see enclosed
letter from bank

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

BANK OF BOSTON
100 EAST BERKELEY ST.
BOSTON, MASS 02118

\$ 200,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

N/A

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

\$

\$

N/A

7. Names and addresses of bank references:

Steve Hall
U. of Financial Services
181 Wells Ave
Newton, Mass. 02159

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper. Including identification and brief description of each project and date of completion:

30-34 EAST CONLONIS STREET
CONVERSION TO 20 UNITS - PROJECT COST \$1,650,000
MORE EXTENSIVE LIST TO BE PROVIDED UPON REQUEST

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisor capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

David E. Parker, Licensed contractor, principal of
OLD BOSTON RESTORATIONS INC. would be Contractor
Supervisor of this Renovation.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

David E. Parker
136 W. Concord St.
Boston, MA 02118.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 2,000,000.

General description of such work:

34 EAST CONCORD ST. CONVERSION OF ABANDONED
WAREHOUSE INTO 26 UNITS
COMPLETE RENOVATION OF 132 WEST CONCORD
INTO 5 UNITS.

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
132 W. CONCORD ST.	S.E. BOSTON	\$ 200,000	JULY 1987

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

c. Outstanding construction-contract bids of each contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Old Boston Restorations, Inc
HAS BEEN DOING quality renovation in the Area for
FIFTEEN yrs

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) DAVID C. PARKER

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 6/26/87

Dated: _____

Signature

Signature

PRINCIPAL, OLD BOSTON RESTORATIONS

Title

Title

477 SHAWMUT AVE, BOSTON 02118

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by each individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer: DAVID C. PARKER
136 WEST CONCORD ST
BOSTON 02118
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: ✓
If yes, explain _____

3. a. The financial condition of the developer, as of 7/1/87
is as reflected in the attached financial statement.
to be provided at later date

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

to be provided at future date

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

conventional bank financing - see enclosed letter from bank.

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

- a. In banks:

Name, address & zip code of bank

Amount

BANK OF BOSTON
EAST BOKKLEY ST.
BOSTON 02110

\$ 200,000

- b. By loans from affiliated or associated corporations of firms:
Name, address & zip code of source \$ Amount

- c. By sale of readily salable asset
Description Market Value Mortgage or liens
\$ \$

6. Name and addresses of bank references:

STEVE HALL
U. OF FINANCIAL SERVICES
181 WELLS AVE
NEWTON, MASS. 02159

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____

NO: ☒ _____

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

30-34 EAST CONCORD STREET
- CONVERSION TO 26 UNITS - PROJECT COST \$1,650,000
132 W. CONCORD ST. - WHOLE RENOVATION - 5 UNITS
\$200,000

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

DAVID C. PARKER, I.

- HIRSD DAVID C. PARKER
OF OLD BOSTON RESTORATIONS.
AS

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

DAVID C. PARKER, OLD BOSTON RESTORATIONS
477 SHAWMUT AVE, BOSTON 02118

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES _____

NO

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ 2,170,170

General description of such work:

34 EAST CONCORD ST - CONVERSION OF ABANDONED
WAREHOUSE INTO 20 UNITS

132 W. CONCORD ST. - COMPLETE RENOVATION OF
132 W. CONCORD ST INTO 5 UNITS

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

132 W. CONCORD ST

\$ 300,000

7/1/87

- e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency

Amount

Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:
11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:
12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.
13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

WV O.

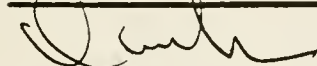
W A.

CERTIFICATION

I/We, DAVID C. PARKOR, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated

6/26/07



Signature

OLD BOSTON RESTORATIONS

477 SHAWMUT AVE

Address & Zip Code

BOSTON 02118

Dated

11

11

Signature

11

11

Address & Zip Code

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must complete this statement and submit it prior to being formally designated for project.

1. Do any of the principals owe the City of Boston any monies for incurred estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any the principals employed by the City of Boston? If so, in what (Please include name of agency or department and position held in that department).

No

3. Have any of the principals previously owned any real estate? If so, what and what type of property?

Yes - rental property

4. Were any of the principals ever the owners of any property upon which Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related or currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

26 Day of JUNE, 19 87

SIGNATURE: _____

ADDRESS: 477 SHAWMUT AVE BOSTON

AFFIRMATIVE MARKETING PLAN

1. Developer/Owner Name, Address DAVID C. PARKER
477 SHAWMUT AVE, BOSTON Tel. No. 267-4075
2. Name and Address of Housing RHC
3. No. of Units 55 Vacant _____ Occupied _____
4. Indicate which racial or ethnic groups are least likely to apply for the housing without special outreach.
MINORITIES
5. Indicate the media to be used to advertise the availability of the housing to the groups noted in #4.

Name of Newspaper, Radio or
Television Station

Racial/Ethnic Identification
of Market

SOUTH END NEWS

SO. END

BAY STATE BANNER

6. If brochures, leaflets, or other handouts are to be used, describe method of distribution:

MARKETING BOOKLET - DELIVERED TO

REALTORS & HARRIET TUBMAN

HOUSE, ETC

7. List Community contacts and describe method of contact:

HARRIET TUBMAN HOUSE -

LETTER OF PROMOTION

PHONE CALLS

8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyer(s) or tenant(s). Attach separate page if necessary.

Financial qualifications would be the primary index and if need be - a lottery would be formed.

9. Please describe other efforts planned as part of your outreach program not adequately covered by this form.

see chapter in booklet

NON-DISCRIMINATION STATEMENT

As a condition of receiving SRA-controlled funds, land or other benefits, I DAVID C. PARKER agree not to discriminate or permit discrimination upon the basis of race, color, sex, religion, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at RHC.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper ads, outreach letters, translations and leaflets. These will be available for review by BAF upon request.

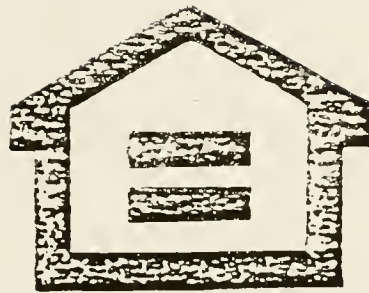
I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the BAF. If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach and/or I may be denied an occupancy permit for my project.

OWNER

SRA/Project Manager

BAF Monitor

Date



**EQUAL HOUSING
OPPORTUNITY**

We Do Business in Accordance With the Federal Fair Housing Law

(Title VIII of the Civil Rights Act of 1968, as Amended by
the Housing and Community Development Act of 1974)

**IT IS ILLEGAL TO DISCRIMINATE AGAINST
ANY PERSON BECAUSE OF RACE, COLOR,
RELIGION, SEX, OR NATIONAL ORIGIN**

- ☐ In the sale or rental of housing or residential lots
- ☐ In advertising the sale or rental of housing
- ☐ In the financing of housing
- ☐ In the provision of real estate brokerage services

Blockbusting is also illegal

An aggrieved person may file a complaint of a housing discrimination act with the:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Assistant Secretary for Fair Housing and Equal Opportunity

Washington, D.C. 20410



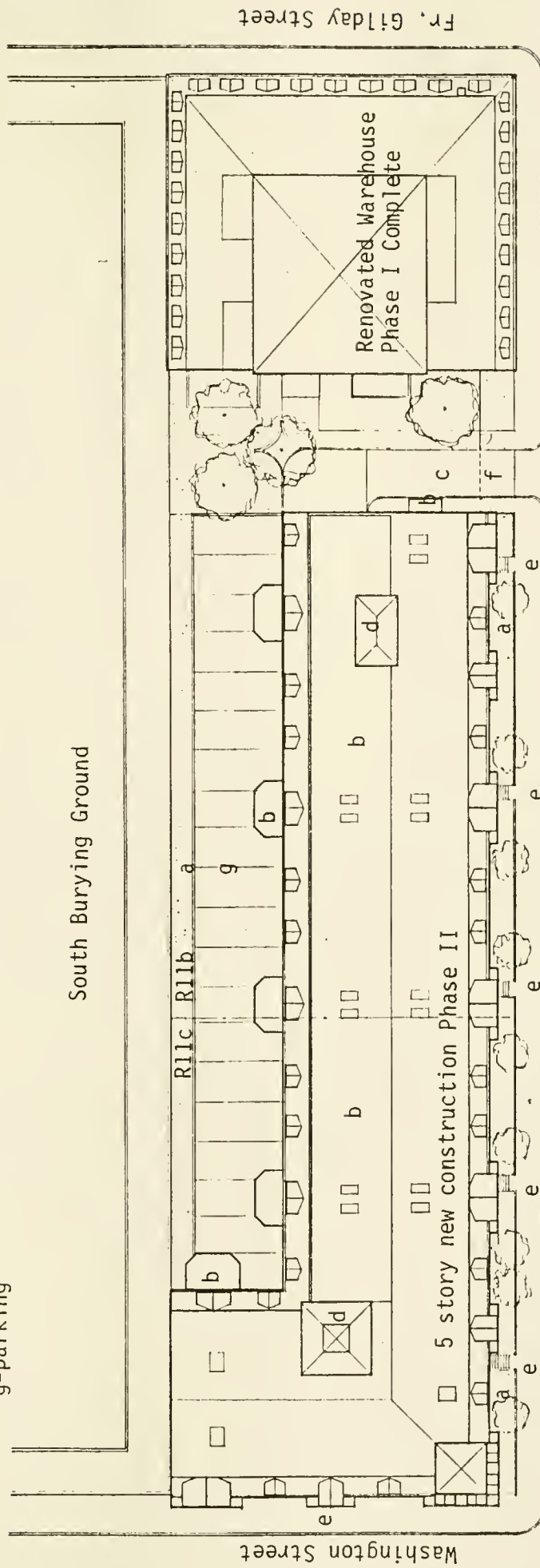
RACE covered by the federal 1866 Civil Rights Act)	PROHIBITED All discriminatory acts are prohibited	Private civil action in either Federal District Court or State Superior Court or Housing Court	No exceptions
RACE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, SEX (added 1974) covered by the federal Fair Housing Act 1968)	Refusal to rent or sell Discrimination in terms or conditions Preferential advertising False representation of the availability Blockbusting Brokerage Services Financing	Some as above or can file complaint with Federal Dept. of Housing & Urban Development	Single family dwellings Units not publicly advertised or offered Owner occupied dwellings of 4 units or less
RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, MARITAL STATUS, MILITARY STATUS, BLINDNESS, AGE, SEX, ANCESTRY, HEARING IMPAIRMENT, POSSESSION OF A SEIZING-EYE OR HEARING-EAR DOG covered by Massachusetts law Chapter 151B)	Refusal to rent or sell Discrimination in terms, conditions & privileges Preferential advertising False representation of availability Blockbusting Financing Making an inquiry as to the person's race, etc.	Filing with the Massachusetts Commission Against Discrimination and State Court	1 or 2 family houses not publicly advertised or offered 2 family, owner occupied dwellings
CHILDREN covered by Massachusetts law Chapter 151B)	Refusal to rent or otherwise deny or withhold	Same as above	- single family home which is landlord's own residence & is being temporarily leased (for one year or less) - 2 family owner occupied house - 2 or 3 family house where one unit is occupied by an elderly or infirm person for whom the presence of children would be a hardship
PUBLIC ASSISTANCE OR RENTAL SUBSIDY STATUS covered by Massachusetts law Chapter 151B)	"no discriminate"	Same as above	no exceptions

TYPES OF DISCRIMINATION	THESE PRACTICES ARE PROHIBITED	THE REMEDY IS	BUT THESE TYPES OF HOUSING ARE NOT COVERED BY THE
Race, Color, Creed Marital Status, Military Status, Handicapped, Children, National origin, Sex, Age, Ancestry, Sexual Preference or Source of Income (Covered by the City of Boston's Fair Housing Ordinance of 1962, Chapter 5 Section 150)	All Discriminatory Acts are Prohibited	Filing Complaint with Boston Fair Housing Commission for Media- tion or Public Hearing in Case of Probable Cause	No Exceptions

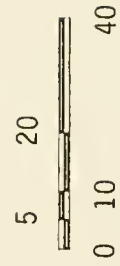
H: SITE PLANS

LEGEND :

- a-planted area/strip
- b-deck
- c-automobile entrance ramp
- d-access stair
- e-building/unit entrance
- f-gate
- g-parking



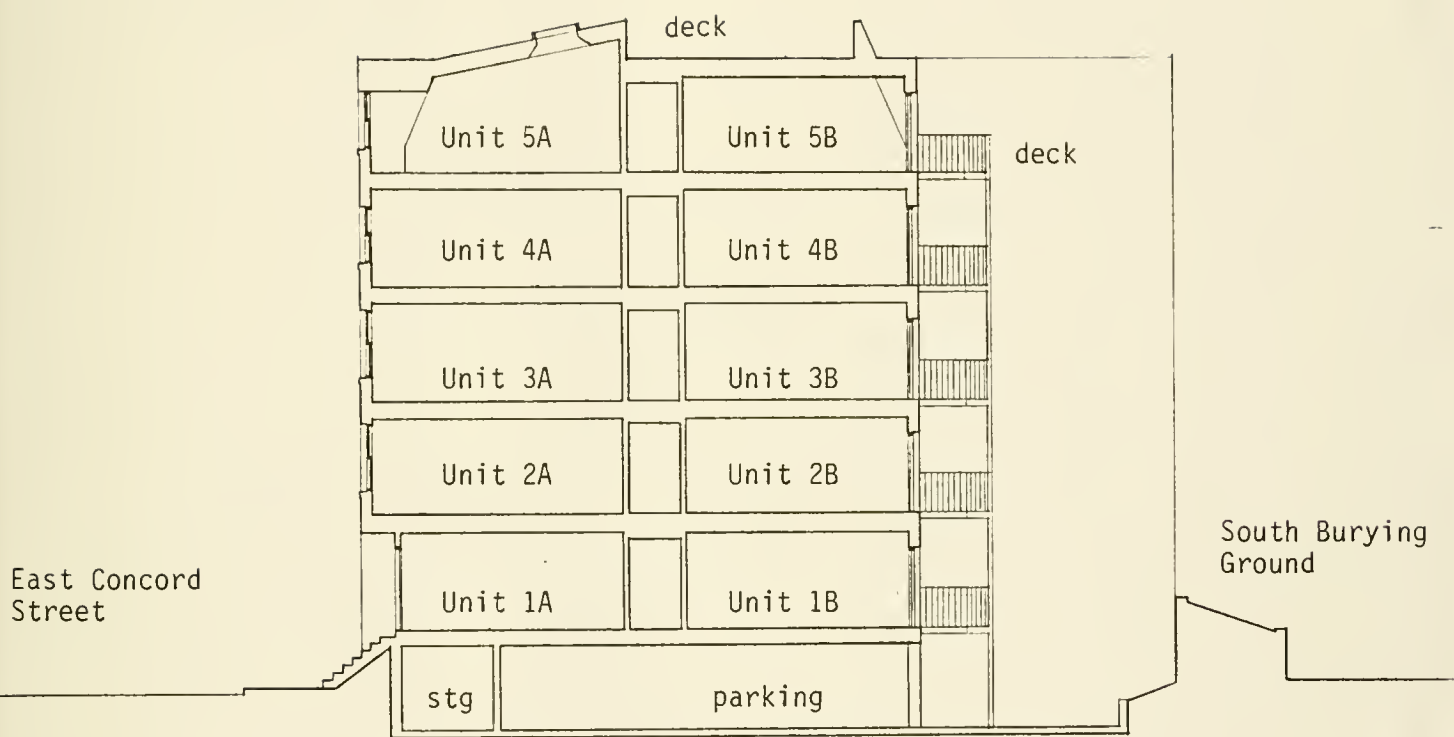
SITE PLAN
Phases I and II



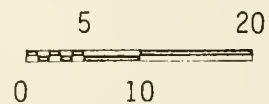
I: ELEVATIONS



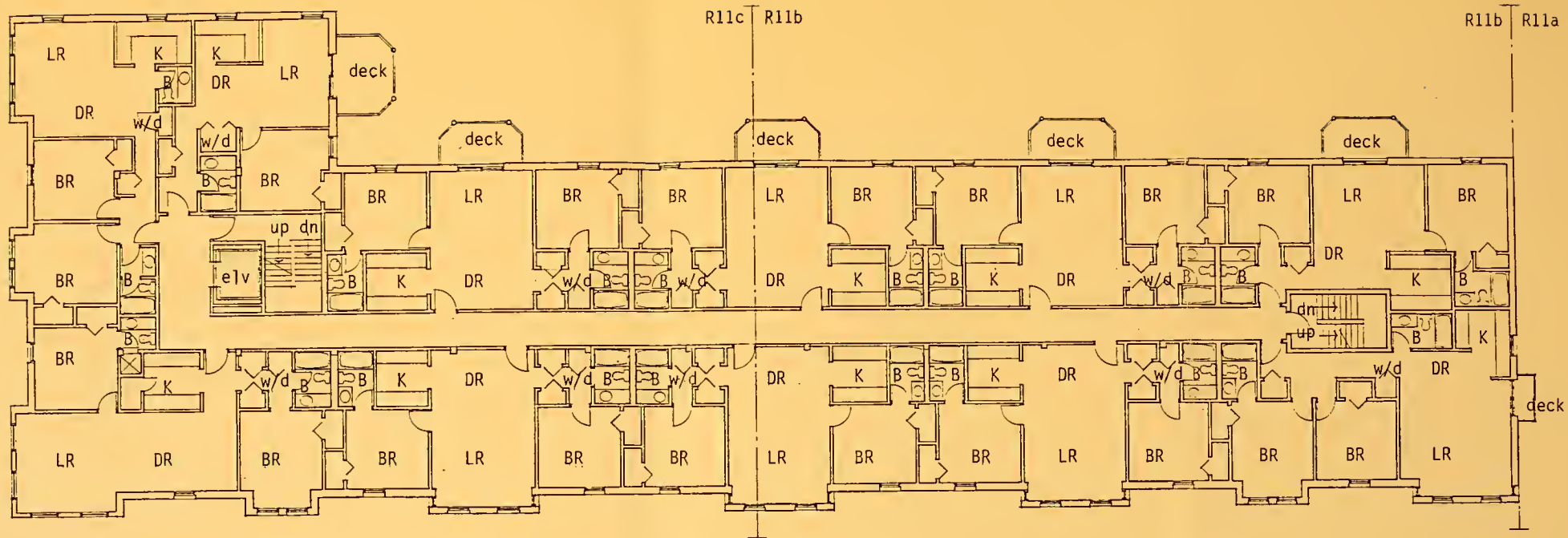
PERSPECTIVE ELEVATION LOOKING EAST ALONG EAST CONCORD STREET



TRANSVERSE BUILDING SECTION

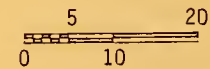


J: ADDITIONAL PLANS

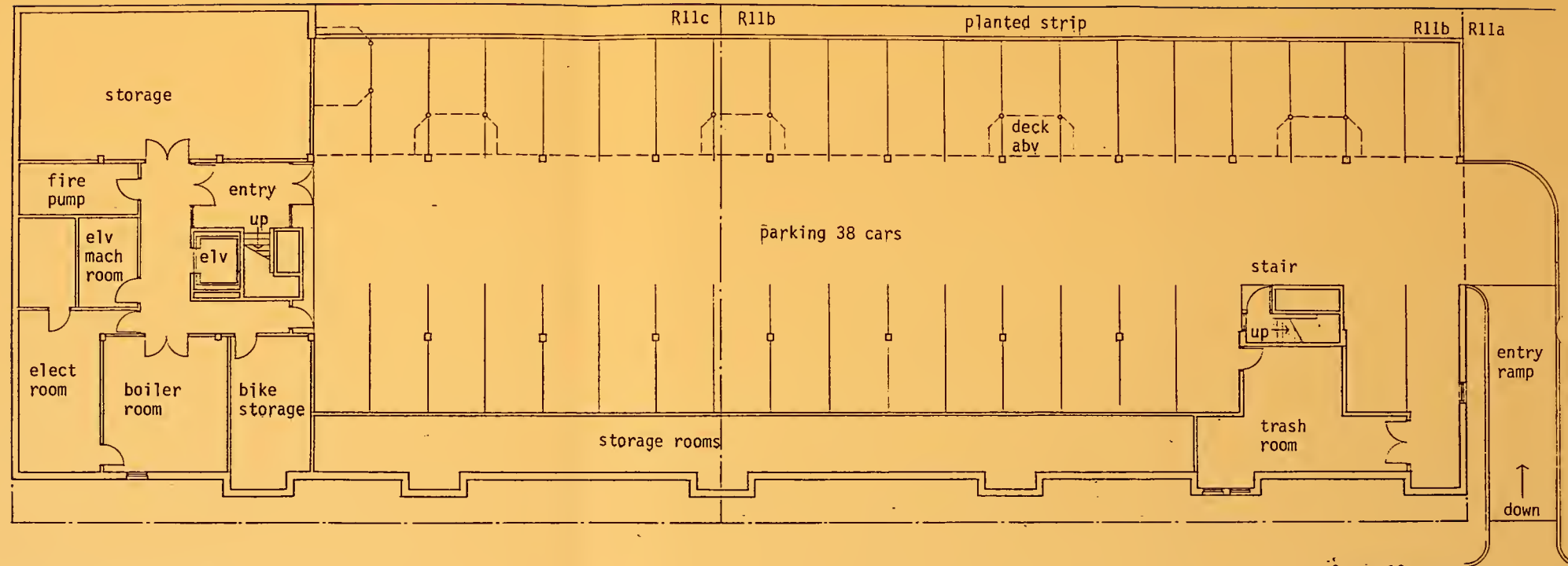


TYPICAL FLOOR PLAN

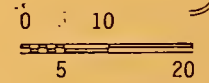
10-2BR, 1-1BR



South Burying Ground



LOWER LEVEL FLOOR PLAN



K: MATERIALS DESCRIPTION

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

K. DESCRIPTION OF MATERIALS TO BE USED FOR EXTERIOR

As previously described in Chapter B, the exterior reinforced concrete foundation walls will be stuccoed over to appear like brownstone. The steps to the entrance ways at this level will be granite or brownstone or a similar material. The outer foyers will be panelled in wood to reflect a South End tradition. Double entrance doors will be of scale, design, and detail, appropriate to the area. The rest of the building will be faced with suitable brick and small colored mortar joints, or a cementitious stucco, appropriately broke, detailed, and painted to appear like brownstone. If brick is used, the lintel and sills will be colored appropriately to appear like sandstone, typical in the area.

The building will have a cornice line, as well as copper gutters. The dormers will be detailed similar to what is now exists in the South End, and will shingled in either natural or reproduction slate.

The small yards on East Concord Street will be ornamentally fenced to reflect the detail across the street. The new sidewalks will be darkened with coloring to avoid the harsh white appearance of new concrete. The entrance to the parking lot will have an electronically operated ornamental gate. The ramp itself will be of

Old Boston Restorations

477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

darkened concrete or cobblestones.

L: PARKING MANAGEMENT & ACCESS PLANS

Old Boston Restorations

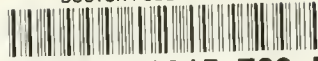
477 Shawmut Avenue
Boston, Massachusetts 02118
(617) 267-4075

L. PARKING MANAGEMENT AND TRANSPORTATION ACCESS PLAN

As was previously stated, Old Boston Restorations, Inc. proposes to build a parking garage under the main building to facilitate parking for 38 cars. Access to the garage will be controlled by an electronic gate, activated by a card given exclusively to those who own or rent the lots. This gate will automatically close, and the individual will enter the building through an elevator at garage level. This area will be maintained and well lit at all times to ensure maximum safety and security for the residents. The Condominium Association will be responsible for the maintenance and rental of the parking area.

The marketing booklet will provide a map showing access to all public transportation.

BOSTON PUBLIC LIBRARY



3 9999 06315 769 5

